



Frequently Asked *Questions*



Revised 20.01.17

18-20 O'Dea Avenue, Waterloo

Frequently Asked Questions

External Design Building Overview

Who is the developer?

Crown W1 Developments Pty Ltd.

Who is the architect?

SJB Architects.

What is the site area?

The site is 11,810sqm in area.

How tall are the buildings?

The height of the high rise building C is approximately 71.6m, and the height of the three low-rise buildings A, B, and D is approximately 30m.

How many apartments are there in Waterfall by Crown Group?

There are 331 apartments. There are four buildings proposed with the highest building being 20 levels. There are three levels of basement car park (approximately 316 cars)

- Building A: 56 apartments over 8 levels.
- Building B: 68 apartments over 8 levels.
- Building C: 153 apartments over 21 levels.
- Building D: 54 apartments over 8 levels.

Is the DA approved?

Yes.

Is it strata title?

Yes.

What is the timing on construction?

Waterfall by Crown Group is due for completion in early 2020.

Is the internal communal courtyard a public thoroughfare?

No. The internal ground floor courtyard will be for residents only who can enjoy the oasis environment of the garden pavilions and water features.

What are some of the technical features of the apartments?

The apartments all have AV security intercom, free-to-air television, NBN cable ready, telephone points and Foxtel cable ready.

What are the security features of the building?

There are security video panels at all entries as well as lift destination control to apartment levels and the basement carpark.

Are there any car share spaces?

Yes. There are 2 car share spaces located in Hatter Lane. Crown Group will be procuring an agreement with a car share operator by completion of the building.

Are there any visitor spaces?

Yes. There are 58 visitor car spaces located in the car park.

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External Design Building Overview

What are the external building materials and finishes?

The selection of materials and finishes for this project are acknowledged as highly important in the context of achieving design excellence. The buildings within the development are characterised by a combination of contemporary materials consistent with the existing surrounding and future built form character, including render paint finish, clear glazing, painted steel balustrades, batten screening and metal vertical screening.

Materials and detailing for each building have been carefully chosen to differentiate and breakup the appearance of each building. In particular the façade treatment and detailing for the tower is quite different to the podium buildings, incorporating batten screens, clear glazing and aluminium frames to offset the solid finish of the lower rise buildings.

Is there disabled access?

Yes. Measures have been implemented to provide disabled access to the site, common areas, accessible parking, sanitary facilities, and residential accommodation.

Vehicular Access and Parking

Access

Vehicle access to the development will be obtained via Dunkerley Place on the site's northern boundary. This will connect with three levels of basement car parking. The basement levels are designed to accommodate resident, retail and visitor vehicles.

Parking

Vehicular parking will be located within three basement levels, and will include provision for 316 car parking spaces, including 191 residential spaces 52 accessible residential spaces and 58 residential visitor spaces, 13 retail spaces and 2 loading spaces. The proposal will also provide 23 motor cycle spaces, 331 bicycle storage spaces and 12 bicycle parking spaces for employees and visitors.

Servicing

Service vehicles, including garbage trucks, will access the site via a separate loading dock located at the site's south-western corner under Building A. Vehicles will enter the loading dock via Hatter Lane before loading/unloading and then existing onto Hatter Lane in a forward direction. Waste collection and all loading/unloading associated with the development, is to occur from this loading dock.

The loading dock will utilise roller doors that will hide loading operations from the laneway, while driver rear vision mirror and an egress alarm will be fitted to the building to maximise sight lines and safety for when vehicles exit the loading dock.

In terms of removalist trucks, it is expected that future tenants will use a Small Rigid Vehicle (SRV) or smaller vehicles, which can be accommodated within the loading dock.

Is the site serviced with utilities?

Yes the site is currently served by water, electricity, gas and telecommunications.

Frequently Asked Questions

Internal Design

How many lifts are in the building?

There is a bank of 3 residential lifts servicing buildings A and B, 2 lifts servicing building C, and 2 exclusive lifts for building D.

How many air conditioning zones are there in my apartment?

All apartments will have ducted air conditioning. The zoning of the air conditioning is as follows:

- 1 Bed: One zone
- 1 Bed + Study: Two zone
- 1 Bed + Flexi: Two zone
- 2 Bed: Two zone
- 2 Bedroom + Flexi: Two zone
- 3 Bedroom: Two zone
- Penthouses: One for the living area and each bedroom zoned individually.

Note: only one zone (either the living zone or the bedroom zone) can be operational at a point in time.

What sound insulation quality exists between apartments?

Apartment walls, ceilings and floor insulation will comply with the Building Code of Australia (BCA) and applicable Australian Standards (AS).

What type of bedroom enclosure do I get with the 1 bed suite?

The bedroom enclosure is made up of a sheer curtain and a slotted timber screen, providing light and air circulation into the bedroom

Are there any winter gardens?

No. There are only open balconies.

How many types of finishes can I choose from?

For typical units there are 2 types of finishes – the Light and Dark schemes. The penthouses have their own finishes. You can find more details of these on the finishes page contained within the Contract of Sale.

Can the finishes and appliances schedule be upgraded/changed/combined?

Finishes and appliances cannot be upgraded, changed or combined. The 1 bed apartments have a joinery package whereby the joinery in the display suite living area is provided at no additional cost. There is also a Platinum Home Package available which includes automatic blinds (with additional cost). This upgrade option is included in the penthouses.

What are the features of the Platinum Home Automation Package?

Crown Group believes that owners should be able to have the option of complete control of their apartment. A Platinum Home Package is available with key features including:

- Lighting on and off control
- LED Lights dimming
- Blinds including automated blind control
- Air Conditioning On and Off
- Energy consumption monitoring
- Local Intercom control
- Multiple home lighting and blind scene control

Also included is a state of the art colour touch screen built into the apartment, and motorised blinds to the external glazed windows and doors. All products come with a 2 year warranty.

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Internal Design

Do the apartments come with blinds and furniture?

No. However, blinds do form part of the Platinum Home Package, if you choose the option.

Do I get a storage cage?

All of the apartments come with storage contained within the apartment and in the basement.

Do I get a car space?

Not all apartments come with a car space. Please check with your Agent or the Crown Group Representative on which apartments come with a car space.

What is the floor-to-ceiling height?

Typically 2.7m high for living and bedrooms and minimum 2.4m for kitchens and bathrooms.

Facilities

What are the amenities within the building?

Waterfall by Crown Group will feature:

- A fully equipped gymnasium
- City facing outdoor heated pool with connected function room
- A music room at the ground floor of Building D
- A rooftop garden lounge with city and district views
- A 7 storey waterfall, the largest in any Australian residential project.
- Water Garden

How big is the swimming pool?

The size of the swimming pool is approximately 32m long x 3.25m wide.

How do I manage my Waste?

Key waste management features in the project are:

- Provision of centrally located garbage chutes across all residential levels that will service all buildings and connect with dedicated waste rooms located on Basement Level 1.
- Three residential waste storage areas/rooms located on Basement Level 1 that include carousel compactor systems.
- Provision of waste bins and recycling bins to service the residential apartments. Waste bins to be collected twice weekly and recycling bins to be collected weekly.
- Provision of waste bins and recycling bins to service the commercial tenancies.
- A separate waste storage area/room for storage of bulky items. To be confirmed by SJB
- Collection of all waste via a dedicated loading dock situated within Building A along the Hatter Lane frontage. Residential waste to be collected by Council with commercial/retail waste collected by private collection vehicles.

Frequently Asked Questions

Surrounds

What will the surrounding development look like?

The built-form within the immediate surrounds of the site is made up of a mixture of residential buildings, warehouse and light industrial uses. Land to the north is the subject of redevelopment for a mixture of residential and commercial uses while the adjacent site to the east at 30-36 O'Dea Avenue was redeveloped by Crown Group as a new residential building (Viking by Crown) with ground floor retail/commercial fronting O'Dea Avenue. While the area presently has a mixture of uses, the Lachlan Precinct is planned to be comprehensively regenerated in the future as a high density mixed use area comprising residential buildings of varying heights together with commercial and retail uses.

Are there any heritage overlays on the site?

No. However there are a number of heritage buildings located adjacent to or in the vicinity of the site. These include:

1. Former industrial and warehouse building occupied by Kennards Self Storage, at 866-882 Bourke Street – a locally listed heritage item adjoining the site to the immediate west;
2. Street trees in Joynton Avenue between O'Dea Avenue and Gadigal Avenue – a locally listed environmental heritage item to the south;
3. Former Victoria Park Racecourse group including former Totalisator building, park and interpretation device, at 100-106A Joynton Avenue Street – a locally listed heritage item located to the south.

What are the Transport access options?

The site is well serviced by public transport with a number of bus services stopping along O'Dea Avenue including the 302, 303, 348 and M20, providing connections to Central Sydney, Southern Sydney and Bondi Junction. Green Square Station is also located approximately 700m to the south and provides fast and direct connections to Central and Southern Sydney. The area is also earmarked for major transformation and intensification in the future (i.e Light Rail Metro) and it is therefore anticipated that the level of public transport services (mainly bus) will increase in time such that travel mode will increasingly shift from private car to public transport.

**The proposed light rail route is documented in the City of Sydney's Eastern Transit Corridor as outlined in the Green Square Town Centre Development Control Plan 2012. The light rail is not presently funded or approved. There is no current date for construction and the route is subject to community consultation.*

What are the landscape and public domain features?

Public Park

A large north-south linear park along the site's eastern boundary which will incorporate extensive landscaping and public domain works (will be delivered by Crown Group).

Dunkerley Place

A new roadway along the sites northern boundary that will form the eastern half of Dunkerley Place and which will include street trees, landscaping and public domain treatments as per the Lachlan Precinct DCP and in accordance with Council's street tree policies.

Hatter Lane

A new laneway along the site's western boundary (Hatter Lane) that will be a shared zone for vehicles and pedestrians.

O'Dea Avenue

The pedestrian path along the site's southern frontage to O'Dea Avenue is to be widened and improved with the provision of new paving and public domain works. The existing fig tree on the corner of O'Dea Avenue is also to be retained and integrated into the development as a key design feature.

Frequently Asked Questions

Surrounds

Is there any Public Art within the development?

Yes. A Public Art Strategy for the development has been prepared by Mika Utzon Popov and is located on the face of Building B which fronts O'Dea Avenue. As set out in this strategy public art is to be integrated in the form of an art wall located on the site's prominent corner frontage to O'Dea Avenue. The underlying theme of the artwork will be:

- To promote high quality public art
- To create a point of interest
- To allow for a range of personal interpretations of the artwork
- To encourage site-specific creative responses
- To recognise and reveal the site's cultural heritage

The end product will be an art wall on the southern elevation of Building B that will be installed as a large single artistic element that comprises constructed modular components. The final design will be informed by the Art Strategy and will be created with the specific intention of inspiring and engaging residents and visitors.

What are the Pedestrian Access points?

A key feature of the development is opening up the site and improving permeability. Central to this will be:

- The creation of two new north-south pedestrian links with the completion of The Rope Walk to the site's east and the creation of Hatter Lane to the west.
- The completion of Dunkerley Place to the north of the site which will provide an east-west pedestrian link into the Lachlan Precinct linking up with The Rope Walk.
- Provision of space to widen the walkway and public domain along O'Dea Avenue which will greatly improve access and the quality of the public domain along this roadway.
- Provision of new retail/commercial spaces along O'Dea Avenue and The Rope Walk that will activate these spaces and improve the quality and safety of the public domain.
- Access for residents through the site with the inclusion of multiple walkways within the buildings and communal areas.

Purchasing

Is the price guaranteed?

The price as shown in the Contract for Sale is guaranteed.

Is GST included in the price?

The price is inclusive of GST.

Does the sale need to be "arm's length"?

The sale must be at 'arm's length' (i.e. one in which both the seller and purchaser act completely independently of each other and have no connection or relationship to each other) to a credit worthy purchaser. If this is not the case then the responsible Selling Agent must approach and seek approval from Crown Group to make the sale.

Frequently Asked Questions

Purchasing

Is there a limit on a bulk purchase of apartments?

A purchaser wanting to make a bulk purchase of apartments should be reported to Crown Group as early as possible. Typically any one entity or individual must not purchase three or more units or lots which represent:

- Greater than 20% of the total number of units or lots; and/or
- 10% or more of the total sales value.

This test can be completed by a Crown Group development representative.

Foreign sales are limited to a maximum of \$3 million above which separate FIRB approval is required by the purchaser.

What deposit is required?

A non-refundable deposit of at least 10% must be held. The preference of the deposit payable is Cash and Bank Guarantee.

However, the deposit may be a deposit bond provided:

- The issuer or underwriter has an external Financial Strength Rating equivalent to S&P's A- and is authorised by APRA to conduct insurance business;
- The bond is unconditional and payable on demand until its expiry date; and
- The bond's expiry date is in accordance with the 'sunset clause' in the contract for sale.

When is the full deposit payable?

10 business days after signing the contract.

Who gets interest on the deposit if it is cash?

The interest is shared equally between the purchaser and the vendor.

How have the estimated owner's corporation levies been calculated and how do they compare to other similar projects?

The owner's corporation levies for the residential apartments have been calculated as a proportion of all of the uses within the building, including retail. This means more of the operational and maintenance costs can be shared with the other building uses, including insurance, on site management, security, and the running costs of the recreational areas. Below is an approximate breakdown of the levy allocations.