

**PARTNERS**

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23323-34064**1 February 2013**

Henlia No.3 Pty Ltd
C/- Ionic Management Pty Ltd
PO Box 243
OYSTER BAY NSW 2225

ATTENTION: CHRIS RYAN

Dear Chris

RE: 'THE WATERFRONT' & 'HARBOURSIDE' - BENNELONG ROAD, WENTWORTH POINT - PRECINCT 'F'

Further to your instruction we have undertaken a review of the "floor space areas"(FSA) of all buildings that have been development constructed, developments approved but not constructed, development applications lodged but not approved and future development contained within Precinct F, as detailed hereunder.

We hereby certify that we have measured the floor space areas as defined by the Homebush Bay DCP, from the relevant Plans, as detailed hereunder.

THE WATERFRONT - HOMEBUSH BAY- CALCULATION OF GFA**(in accordance with DCP Homebush Bay West Development Control Plan - PRECINCT 'F')**

<u>BUILDING NAME</u>	<u>LOT NO.</u>	<u>DP</u>	<u>FLOOR SPACE AREA</u> <u>(Residential) m2</u>	<u>FLOOR SPACE AREA</u> <u>(Commercial/Retail) m2</u>
DEVELOPMENT CONSTRUCTED				
Mykonos	3	270320	5803	
Capri	4	270320	5627	
Portofino	5	270320	2541	441
Santorini	6	270320	2538	468
Corfu	7	270320	5229	
Quarterdeck	8	270320		1112
Torino	19	270320	5273	
Napoli	16	270320	7086	
Bellagio	14	270113	10212	1316
Positano	12	270320	6394	
Monaco	13	270320	2274	
Monte Carlo	14	270320	1149	
Paros	17	270320	10661	
Sorrento	18	270320	10709	
Valencia	23	270320	16438	
Palermo	19	270113	22440	384
Corsica	26	270113	16440	
Messina	25	270113	12524	
Catania	26	270113	23779	
SUB-TOTAL			167117	3721

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Registered Surveyors NSW

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Member of the Association of Consulting Surveyors NSW

Member of the Property Council of Australia

Member of the Urban Development Institute of Australia



<u>BUILDING NAME</u>	<u>LOT NO.</u>	<u>DP</u>	<u>FLOOR SPACE AREA</u> <u>(Residential)</u> <u>m2</u>	<u>FLOOR SPACE AREA</u> <u>(Commercial/Retail)</u> <u>m2</u>
DEVELOPMENTS APPROVED AND UNDER CONSTRUCTION				
St Tropez	24	270320	13941	
SUB-TOTAL			13941	0
FUTURE APPROVED DEVELOPMENT				
McPhee	3	776611	45500	
	22	1044874		
SUB-TOTAL			45500	
TOTAL (FSA)			226558	3721

Please don't hesitate to contact me should you require further information.

Yours faithfully

LOCKLEY LAND TITLE SOLUTIONS

C. Moyce
Christopher Moyce
on behalf of

Michael R Lockley BappSc(Surv), M.I.S.(Aust)
REGISTERED SURVEYOR