

# AURA

BY AQUALAND

## THE TRANSFORMATION OF NORTH SYDNEY



# A NEW ERA FOR NORTH SYDNEY

North Sydney CBD is one of Australia's most successful office markets and the largest outside of our capital city CBD's. More than 150,000 people work in the area every day and it is also home to over 75,000 residents. Over the next decade there will be significant Government investment in the CBD which will flow through to over \$14 billion in private sector spending. It will include a new metro train station, a more pedestrianised CBD and take North Sydney from a great place to be during the weekdays to one that is also great in the evenings and on weekends. AURA by Aqualand is a major residential development that is set to benefit from the transformation of North Sydney.





Post Office Square, Miller Place and Victoria Cross



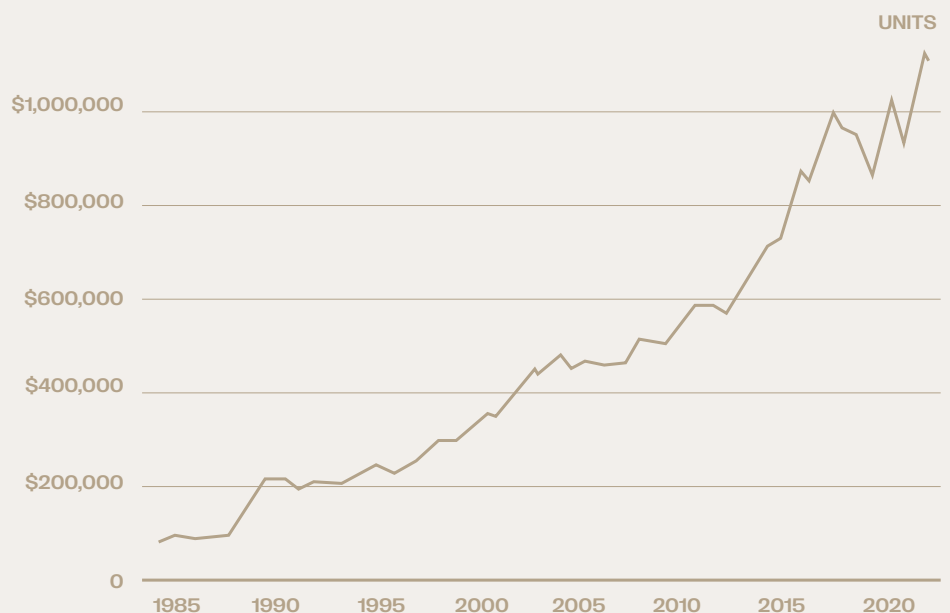
Tramway Park

# PRICE GROWTH

This transformation is coming at a time where apartment living is becoming more attractive in North Sydney. Unit prices across Sydney have increased by six percent over the past year however North Sydney has achieved double this growth, increasing by 12 percent. More significantly, unit prices have doubled over the past ten years, driven by both population growth and the drive to apartment living.

## APARTMENT PRICES IN THE NORTHERN SUBURBS OF SYDNEY HAVE GROWN SIGNIFICANTLY THROUGH THE PANDEMIC

Median unit prices for existing properties in the North Sydney and Hornsby SA4, 1985 to 2022



Source: Corelogic, Ray White



# POPULATION GROWTH

Over the next fifteen years, North Sydney is forecast to increase by 6,000 people. To house this population, it will require 3,600 more homes, the majority of which will need to be medium to high densities due to land shortages in the area. North Sydney is a wealthy area with incomes significantly above the Sydney average.

The new residents are expected to be primarily high-income empty nesters and downsizers, however they will also include families and younger people that are keen to be close to the significant employment and education opportunities that are located within the North Sydney CBD.

To accommodate the growth in population expected, as well as the increase in office workers and demand from businesses, the North Sydney Council has produced two major strategic plans. The first is the North Sydney Community Strategic Plan and the second is the North Sydney CBD Public Domain Strategy. These plans are now coming to fruition with many of the main recommendations now in play.



Miller Street Precinct

# INFRASTRUCTURE

A major centrepiece of the transformation is the construction of the new metro train line with a station at North Sydney called Victoria Cross. The new Metro line, scheduled to open in 2024, will connect commuters to Barangaroo in three minutes, Martin Place in five minutes, Chatswood in six minutes and Central Station in nine minutes. In addition to this, Council has recently acquired a large carpark on Ward Street. The acquisition of the carpark and the new train station have kicked off a major renewal of the North Sydney CBD and many of the new projects are centred around these developments.





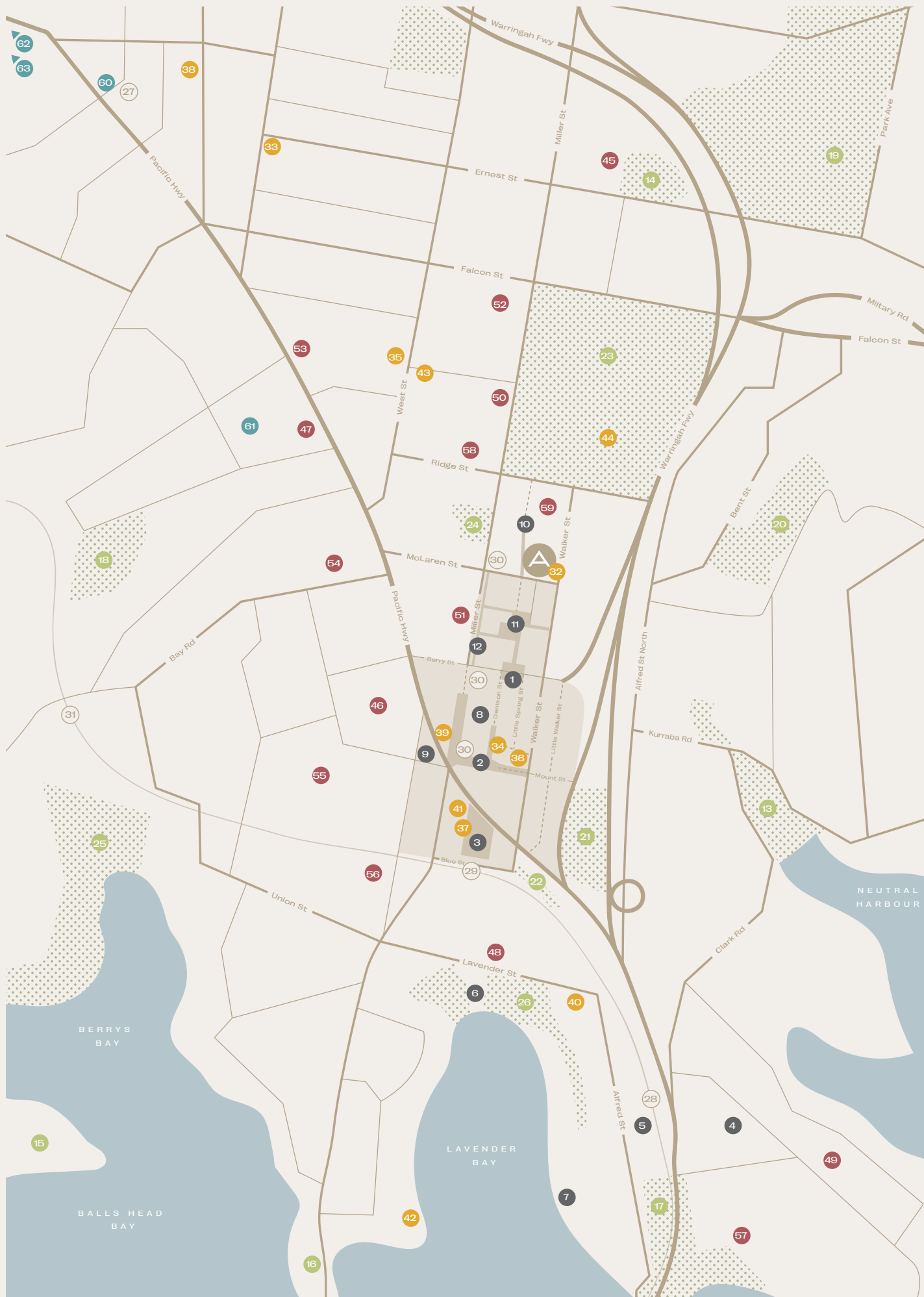
# REVITALISATION OF NORTH SYDNEY CBD

There are four major ways that AURA by Aqualand will benefit from the revitalisation of North Sydney CBD.

- The first is through significantly improved public transport and its close proximity to Victoria Cross Station.
- The second is that the North Sydney CBD revitalisation will make the CBD much more livable through better connectivity, enhancing nighttime and weekend offerings and significantly improved landscaping.
- The third is that the CBD will include much more open space and tree coverage – this ranges from a proposal to develop the Sydney Harbour Highline and the Warringah Land Bridge Park, to more car-free streets and laneway activations throughout the CBD.
- The fourth is a focus on the creative arts and increasing the number of events that are held in North Sydney through the year.



Post Office Square





## Landmarks

- 1 Berry Square  
400m
- 2 Brett Whitely Plaza  
600m
- 3 Greenwood Plaza  
700m
- 4 Kirribilli  
2.2km
- 5 Kirribilli Markets  
1.4km
- 6 Lavender Bay  
1.3km
- 7 Luna Park  
1.6km
- 8 North Sydney CBD  
300m
- 9 North Sydney Post Office &  
Proposed Post Office Square  
700m
- 10 Proposed Link to St Leonards Park  
50m
- 11 Proposed Ward Street Precinct  
100m
- 12 Proposed Miller Place  
600m

## Parks

- 13 Anderson Park  
1.1km
- 14 ANZAC Park  
1.2km
- 15 Balls Head Reserve  
2.6km
- 16 Blues Point Reserve  
1.9km
- 17 Bradfield Park  
1.6km
- 18 Brennan Park  
1.3km
- 19 Cammeray Park  
1.5km
- 20 Forsyth Park  
1.1km
- 21 Proposed Warringah Land Bridge Park  
700m
- 22 Proposed Tramway Park  
900m
- 23 St Leonards Park  
190m
- 24 Ted Mack Civil Park  
350m
- 25 Waverton Park  
1.9km
- 26 Wendy Whiteley's Secret Garden  
1.2km

## Transport

- 27 Crows Nest Metro Station  
1.6km
- 28 Milsons Point Station  
1.4km
- 29 North Sydney Station  
850m
- 30 Victoria Cross Metro Station  
180m, 400m & 650m
- 31 Waverton Station  
1.4km

## Dining

- 32 Aura Dining Precinct  
Below
- 33 Annata  
1.6km
- 34 BarLume  
350m
- 35 Eighty Ate  
850m
- 36 Glorietta  
450m
- 37 Hunter Gatherer  
750m
- 38 Le Bouchon  
1.7km
- 39 Lobby Boy  
550m
- 40 Loulou Bistro, Boulangerie & Traiteur  
1.2km
- 41 Rengaya  
750m
- 42 Sails on Lavender Bay  
1.9km
- 43 Sotto on West  
850m
- 44 The Greens  
350m






## Schools

- 45 ANZAC Park Public School  
1.2km
- 46 Australian Catholic University,  
North Sydney Campus  
800m
- 47 Cammeraygal High School  
800m
- 48 Cameragal Montessori Preschool  
700m
- 49 Loreto Kirribilli  
1.9km
- 50 Marist Catholic College North Shore  
500m
- 51 Monte Sant' Angelo Mercy College  
350m
- 52 North Sydney Boys High School  
800m
- 53 North Sydney Girls High School  
950m
- 54 North Sydney Public School  
650m
- 55 Shore Preparatory School  
1km
- 56 Shore School  
1km
- 57 St Aloysius' College  
1.9km
- 58 St Mary's Catholic Primary School  
500m
- 59 Wenona School  
120m

## Hospitals

- 60 Crows Nest Day Hospital  
1.6km
- 61 Mater Hospital  
1.1km
- 62 North Shore Private Hospital  
3km
- 63 Royal North Shore Hospital  
2.7km

## Key

-  168 Walker Street
-  Stations
-  Parks
-  North Sydney Strategic  
Planning Proposed Precincts
-  Shared-zone

# INVESTMENT IN NORTH SYDNEY

High levels of Government investment is flowing through the private sector. In total, an estimated \$14.5 billion of private sector spending on the refurbishment of existing buildings, as well as new buildings is expected. Already, \$3.2 billion of this has been completed with many of the other projects under construction. These projects range from traditional office buildings to new hotels and residential developments.

AURA by Aqualand is located within a part of Sydney where high levels of Government and private investment is already taking place. The plan to make North Sydney one of Australia's most vibrant and livable CBD's is well on its way.

Details of both private and Government sector projects are provided in the following two tables (next page).





## NORTH SYDNEY CBD MAJOR DEVELOPMENT — PRIVATE SECTOR

### Completed and proposed

PROJECT	COMPLETED / UNDER CONSTRUCTION / PROPOSED	VALUE (\$M)
COMPLETED		
177 Pacific Highway	32 level, 40,000 sq.m office	\$400
1 Denison Street	37 level, 61,000 sq.m office	\$1,200
73 Miller Street	13 Level, 19,100 sq.m office	\$400
100 Mount Street	35 level, 41,500 sq.m office	\$825
118 Mount Street	27 level, 20,500 sq.m office	\$410
UNDER CONSTRUCTION / PROPOSED		
Victoria Cross	42 level, 58,000 sq.m office & retail	\$1,200
2-4 Blue Street	10 storey office	\$300
88 Walker Street	50 storey office, 252 room hotel	\$370
168 Walker Street	400 apartments, 4,000 sq.m office	\$1,000
110-122 Walker Street	53 storey, 75,100 sq.m office	\$1,300
63-83 Walker Street	26 storey, 31,200 sq.m office	\$800
173-179 Walker Street	30 storey, 250 apartments	\$600
105 Miller Street	70,000 sq.m office	\$1,400
45 McLaren Street	12 storey mixed use	\$180
20 Berry Street	24 storey, 22,000 sq.m office	\$440
153-157 Walker Street	44 storey office	\$915
70-76 Berry Street	66,000 sq.m office	\$1,329
15 Blue Street	35,000 sq.m office	\$650
100 Walker Street	40,000 sq.m office	\$800
TOTAL VALUE		\$14,510

Source: AFR

## NORTH SYDNEY CBD MAJOR INFRASTRUCTURE PROJECTS

PROPOSAL		VALUE (\$M)
HIGH PRIORITY		
Miller Place	New public plaza created by closing Miller Street to traffic, between Victoria Cross and Berry Street	\$9.0
Post Office Square	Forms the entrance to the education precinct	\$3.3
Ward Street Precinct	Major urban renewal project at the northern end of the CBD on the block bounded by Berry, Walker, McLaren and Miller Streets	TBC
Denison & Spring St	Laneway precinct supporting high pedestrian activity	TBC
Victoria Cross	Intersection upgrade	TBC
Berry Street	Create a safe street outside Victoria Cross Station	TBC
Walker/Blue St crossing	Intersection upgrade	TBC
Pacific Highway Upgrade	Highway upgrade	TBC
MEDIUM PRIORITY		
Tramway Park	Park along the redundant tramway from Blue St to Wynyard Station	\$7.0
Brett Whitely Place	The extension of Brett Whitely Place with 510m <sup>2</sup> of public space and a new event space	\$2.3
Greenwood Plaza	Upgrade to 3,700m <sup>2</sup> of publicly accessible open space	TBC
Blue Street - Sky Terrace	Upgrade the terrace over North Sydney train station	TBC
Berry Square	Upgrade South Berry Square and a new North Berry Square	TBC
Little Walker Street	Upgrade to allow cafes, bar and public art	\$3.7
Hill Street & Gas Lane lane-way upgrade	Upgrade to allow cafes, bar and public art	\$1.5
LOW PRIORITY		
Miller Walk	2,900 sq.m of upgraded space	TBC
Warringah Land Bridge Park	25,000 sq.m of parklands and open space	TBC
Link to St Leonards Park	2,500 sq.m open laneway link	TBC

Excludes the construction of the new Victoria Cross Metro Station

Source: North Sydney CBD Public Domain Strategy





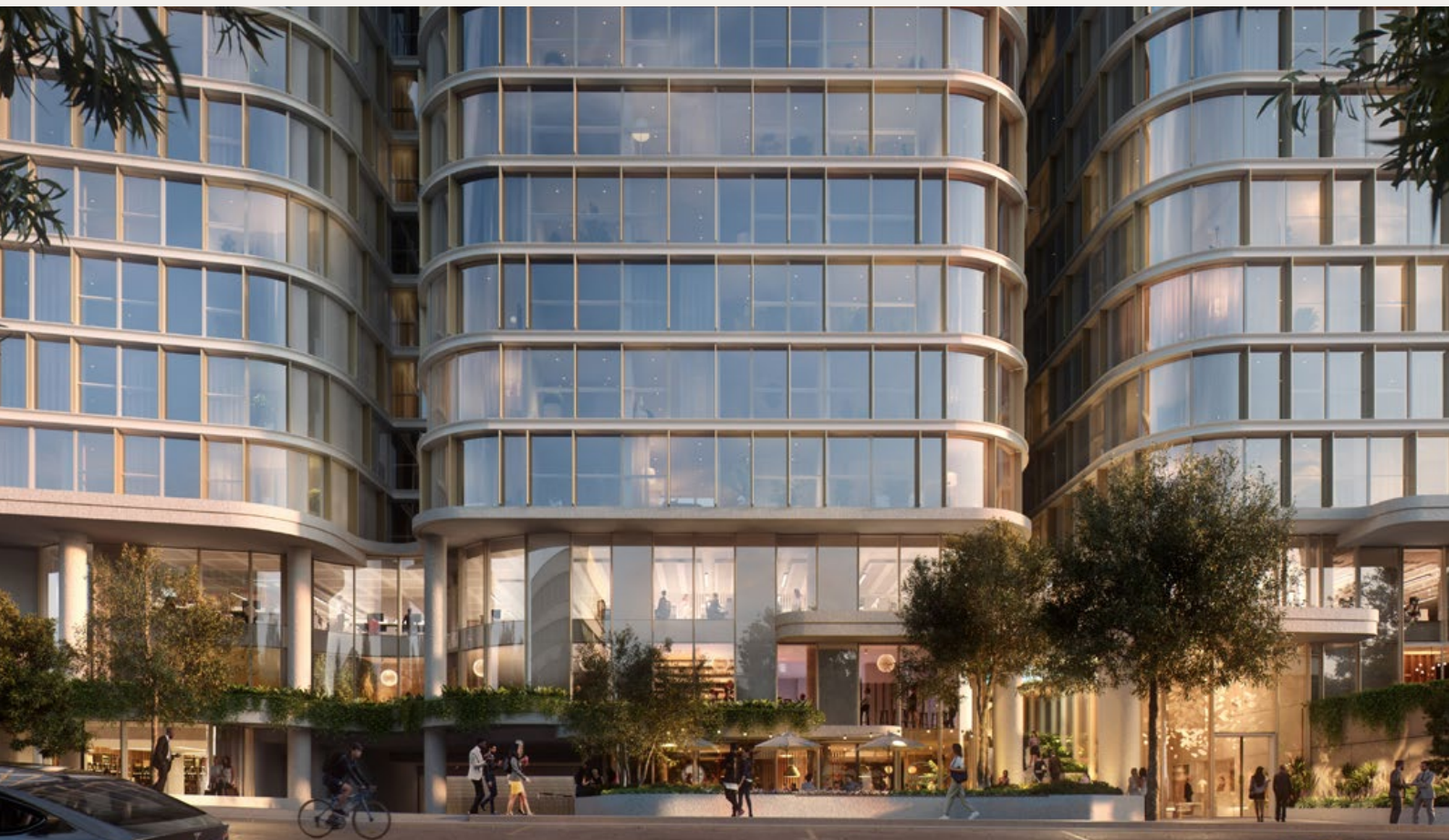


# AURA BY AQUALAND

Carved into the raw sandstone of the Sydney Harbour foreshore, this building is a devoted love letter to the unique textures, colours and light of our sparkling city. A thoughtful expression of site, this monolith encased in glass mirrors the softly eroded forms of the Harbour. This is design at its most beautiful, without parallel or compromise. A masterpiece, conceived as a generational icon.

A stunning new addition to the Sydney skyline, and a symbol of North Sydney's dynamic, sophisticated future, AURA by Aqualand sets a new precedent for luxury living in Australia. Epic in scale, blessed in location, and masterful in design, these residences capture the bold, beautiful vision of a world-class team of innovators, creatives and craftsmen.

An heirloom development, this is a rare opportunity to live in one of the most exciting and remarkable residences to grace the city.





# 5 STAR LUXURY AMENITY



Concierge at your service  
Expansive pool & gym facilities

Community centre & sundeck  
Curated ground floor retail

Dining & entertainment destination  
Moments from Metro Station

# ABOUT AQUALAND

Aqualand is a leading award-winning Australian property, hospitality and investment company passionate about creating dynamic communities and proud legacies for future generations.

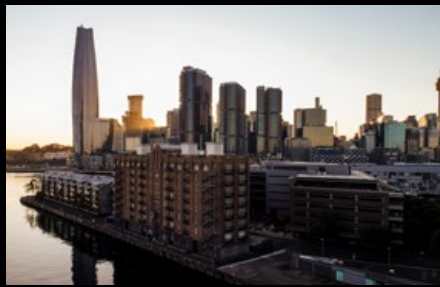
At the heart of Aqualand is property development, and since 2014 their extensive portfolio of mixed-use and iconic projects has spanned across the Sydney CBD and its surrounds.

From prime foreshore residences that boast iconic views across Sydney Harbour to strategic urban regenerations in booming Sydney suburbs, Aqualand's thoughtfully designed developments are a representation of its commitment to quality, community and innovation.



## BLUE

Blue at Lavender Bay represents a sublime combination of charm and convenience, capturing a love for the Lower North Shore and paving a new path for luxury design in the area. Coupling the romanticism of village life with the convenience of inner-city lifestyle and beautiful Harbour-front views, Blue is a widely celebrated Aqualand development of 125 luxury residences known for stunning design, impeccable quality and a seamless connection to Sydney's iconic Harbour.



## REVO

Set on Sydney's prestigious Darling Island, The REVO is an iconic address comprising of 44 grand two, three and four bedroom residences, including a stately penthouse.

Celebrating an exceptional waterfront location, the fine detailing of a beautiful heritage building and proximity to the CBD, The REVO is a vibrant expression of Aqualand's commitment to the luxury and lifestyle of waterfront living in Sydney.



## CENTRAL BARANGAROO

Central Barangaroo will become one of Australia's most exciting mixed-use precincts, activated day and night by a diverse range of uses and new cultural spaces, and easily accessible by the new Barangaroo Metro Station.

The aim of the development is to create a truly exceptional precinct that is beautiful, welcoming to all, with a variety of well-designed indoor and outdoor public spaces that can be enjoyed at all times of the year.



# NERIDA CONISBEE



Nerida Conisbee, Chief Economist

Nerida is one of Australia's leading property experts. She provides market commentary to a wide range of Australian media outlets across digital, print, television and radio.

Nerida is the Deputy Chair of the Construction Forecasting Council and is on the South East Queensland Housing Supply Expert Panel. She also provides updates on property market conditions to major Government bodies.

Nerida has more than 20 years of property research experience throughout Asia Pacific and has held senior positions within commercial agencies and major consulting firms during this time. Her experience covers residential and commercial property from both an investor and occupier's perspective.

Nerida holds a Bachelor of Commerce with Honours and Masters of Commerce, majoring in Econometrics, from the University of Melbourne.

# AURA

BY AQUALAND

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