

DISCOVERY PACK



**WATERFALL**  
BY CROWN GROUP

# REWILD YOURSELF AT WATERFALL

Leading Sydney developer, Crown Group, presents Waterfall, the company's most ambitious project to date that draws its inspiration from the seven-storey waterfall that cascades spectacularly down one of the development's four elemental buildings. Three seven-storey buildings and the crescendo, a 20 storey sculptural tower, look introspectively over an extraordinary natural setting of tropical botany and beautiful watergardens.

Designed by award-winning architects SJB and featuring a specially commissioned public artwork by installation artist Mika Utzon Popov (grandson of Sydney Opera House architect Jorn Utzon), Waterfall harnesses the power of one's natural surroundings, to encourage residents to retreat and recentre on a journey of personal rewilding, providing an alternative physical environment to combat the stresses and strains of modern life.

This ethos, of luxuriating in nature, permeates the entire development, accounting for an array of outstanding communal facilities including:

- Tranquil ground-level watergardens with recreation deck
- Infinity rooftop pool
- Floating cantilevered gym
- Function room with catering kitchen
- Music room with piano
- Rooftop sky garden and terrace with city and district views
- A private bamboo covered walkway
- On-site retail

As well as the remarkable internal natural settings of Waterfall, it lies adjacent to the newly landscaped Rope Walk Park giving residents pleasant all-around views of green space and the scope for leisure activities literally on the doorstep.

Totalling 331 residences, the development features a range of refined, elegant living spaces from studios, one, two and three-bedroom apartments, courtyard apartments to double storey super-penthouses with private roof terraces. Interiors are fresh, light and understated utilising natural stone, soft timbers and subtle hues.

Waterfall is a 9 minute walk from Green Square station (with connections every eight minutes to Sydney's CBD), Central is a 10-minute train ride away with future plans for a new light rail station nearby. Part of the ground-breaking Green Square regeneration precinct, the new Gunyama Park Aquatic Recreation Centre and public library is under a 10-minute walk as are Waterloo's most popular retail areas including Danks Street and the East Village.

With such easy commute times to central Sydney and its remarkable naturally-inspired environment, Waterfall offers residents the chance of a better life-work balance, to rediscover their inner-self, inspired by a calm and tranquil habitat.





Location	18-20 O’Dea Avenue, Waterloo NSW 2017	
Architect	SJB Architects	
Towers (4 in total)	331 luxury apartments comprising: Building A (South) – 56 apartments Building B (East) – 68 apartments	Building C (Tower) – 153 apartments Building D (North) – 54 apartments
Apartment Sizes	Studio (40 sqm) 1 Bed + Study (50 - 62 sqm) 2 Bed (68 - 87 sqm)	2 Bed + Study (72 - 87 sqm) 3 Bed (93 - 166 sqm) Super Penthouse (138 sqm)
Leading Amenities	· Cascading waterfall · Rooftop infinity edge pool · Rooftop landscaped lounge · Watergarden	· Gymnasium · Music Room · Function room · Onsite retail
Completion Date	2020	

Apartment Type	Water Rates Range Per Annum	Strata Levies Range Per Quarter	Council Rates Per Annum
1 Bedroom Suite	\$470 - \$520	\$650 - \$720	\$900 - \$1,100
1 Bedroom + Study	\$510 - \$580	\$720 - \$790	\$1,000 - \$1,200
1 Bedroom + Flexi	\$570 - \$630	\$870 - \$960	\$1,100 - \$1,300
2 Bedroom	\$570 - \$630	\$1,120 - \$1,250	\$1,200 - \$1,400
2 Bedroom + Flexi	\$570 - \$630	\$1,250 - \$1,400	\$1,300 - \$1,500
3 Bedroom	\$670 - \$740	\$1,400 - \$1,500	\$1,400 - \$1,700
Penthouses	\$760 - \$840	\$1,500 - \$1,600	\$1,600 - \$2,000
Super Penthouse	\$760 - \$840	\$1,600 - \$1,800	\$2,100 - \$2,500

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## WATERFALL IN WATERLOO

**11.4%** HIGHEST POPULATION GROWTH 2014-2015 IN NSW

Waterloo's total population

**10,657**



**46.4%**

**53.6%**

ENGLISH WAS PRIMARILY SPOKEN AT HOME BY



**47.7%**

Other top languages spoke include

Chinese

10.3%

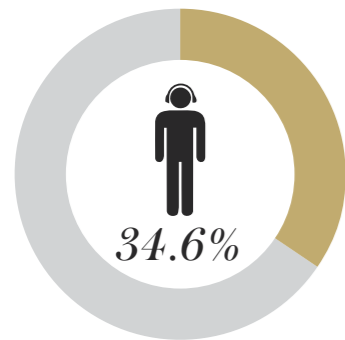
Russian

5.2%

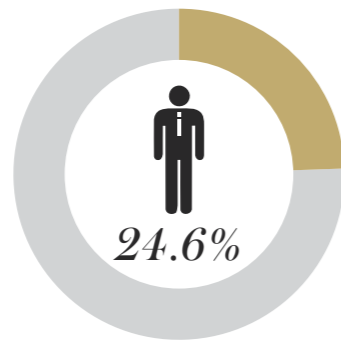
Korean

2.5%

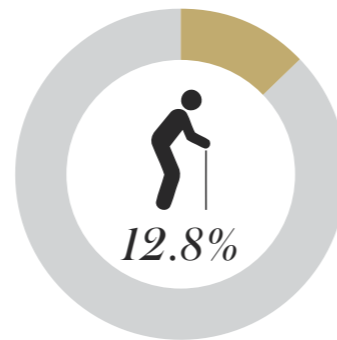
### RESIDENT PROFILE



Independent Youth

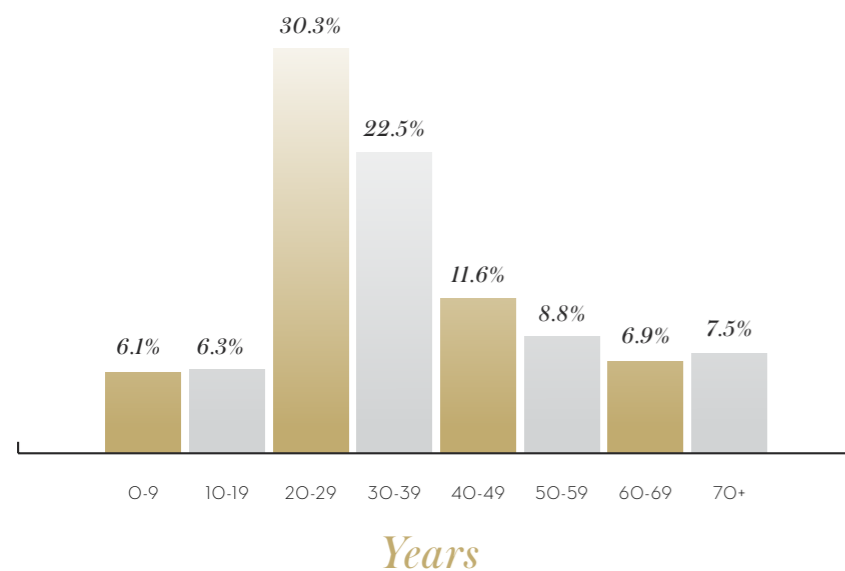


Maturing & Established Independence



Elderly Singles

### AVERAGE AGE IS 34 YEARS



### TOP 3 OCCUPATIONS



Professionals **34.4%**



Managers **16.5%**



Clerical **13.7%**

### PERCENTAGE OF PEOPLE RENTING IN WATERLOO

**74.5%**



**80.8%**

of which are renting apartments



PRICE GROWTH FOR 1 AND 2 BEDROOM APARTMENTS OVER LAST 5 YEARS



APARTMENTS PURCHASED IN 2015

**18%**



Growth for 1 bedroom apartments weekly rent over last 5 years

**14%**



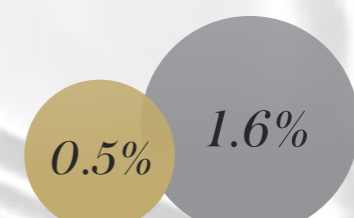
Growth for 2 bedroom apartments weekly rent over last 5 years

### APARTMENT RETURNS MARCH 2016

Waterloo Greater Sydney



Rental Yield Per Annum



Vacancy

# EVERYTHING AT YOUR CONVENIENCE

## Transport

Waterfall by Crown Group is at the centre of a robust and expanding transport system, with a multitude of road, rail, bus and air connections direct to the Sydney CBD and beyond.



*5mins*  
TO AIRPORT  
From Green Square Station

*5mins*  
TO CENTRAL STATION  
From Green Square Station






BUSES EVERY  
*5mins* To CBD  
during peak hr



METRO SYDNEY  
BICYCLE NETWORK  
Cycleways to Zetland, Moore Park  
and Sydney CBD



Easy access to the  
Northern Beaches and  
South Coast via the Eastern  
Distributor Motorway

Bus stop	 1 minute
Cycle Way	 1 minute
Green Square Train Station	 9 minutes
Future Light Rail Stop	 10 minutes
Future Waterloo Metro Stop Train station	 14 minutes
Redfern Train Station	 7 minutes
Sydney Airport	 7 minutes








 Bicycle  Walking  Driving

1800 888 018 | [crowngroup.com.au/waterfall](https://crowngroup.com.au/waterfall)






## Leisure And Lifestyle

From sprawling parklands to the world's best entertainers, you will find yourself in the heart of it all.

Centennial Park	 11 minutes
Moore Park Golf Course & Driving Range	 5 minutes
The Australian Golf Club	 5 minutes
Royal Randwick Racecourse	 9 minutes
Entertainment Quarter	 10 minutes
Sydney Football Stadium & SCG	 10 minutes
Coogee Beach	 16 minutes

## Business

Green Square Town Centre	 6 minutes
Mascot Business Park	 7 minutes
Sydney CBD	 16 minutes

## Health

MyHealth Medical centre	 16 minutes
Prince of Wales Hospital	 11 minutes
Royal Prince Alfred Hospita	 14 minutes
St Vincent's Hospital	 15 minutes



# THE CENTRE FOR LEARNING

## Education

### Primary & Secondary Schools

Green Elephant Early Learning Centre

6 minute

Moore Park Children's Early Learning Centre

11 minutes

James Cahill Pre-School

3 minutes

Green Square School

10 minutes

Our Lady of Mount Carmel

11 minutes

Our Lady of the Rosary Catholic Primary School

4 minutes

Sydney Boys High School

5 minutes

Sydney Girls High School

5 minutes

Kensington Public School

6 minutes

### Universities

University Of New South Wales (UNSW)

13 minutes / 10 minutes

University Of Technology Sydney (UTS)

16 minutes / 20 minutes

University Of Sydney

18 minutes / 33 minutes



8

*UNSW ranked 8th best  
University in Australia*

9

*University Of Sydney ranked  
9th best University in Australia*

3

*Sydney Girls High School  
ranked 3rd in NSW*

5

*Sydney Boys High School  
ranked 5th in NSW*



# A TASTE OF THE BEST

Discover an eclectic mix of shopping centres, pop-up bars, hipster cafes, furniture stores and Sunday brunch favourites in Waterloo.

East Village Shopping Centre  
Coles, Virgin Active Gym + over 50 specialties

8 minutes

Moore Park Supa Centa  
Harvey Norman, Freedom + 50 specialties

8 minutes

Danks Street Plaza  
Coles + 16 specialties

13 minutes

Homewares and Furniture stores  
Westfield Sydney  
Westfield Bondi Junction

4 minutes  
12 minutes  
15 minutes

Westfield

Virgin Active

Supa Centa moore park

DUNNINGS warehouse

coles

THE GROUNDS ALEXANDRIA

Harvey Norman

whole foods

COCO REPUBLIC®

SONOMA

SPACE

ALLPRESS ESPRESSO

JIMMY POSSUM

Bourke Street Bakery

Bicycle Walking Driving



# GREEN SQUARE'S URBAN RENEWAL

For the first time in over 100 years, the City of Sydney is building a new town centre, incorporating the suburbs of Waterloo, Zetland, Alexandria, Rosebury, Beaconsfield and Waterfall by Crown Group is right in the middle.



278 Hectare

URBAN RENEWAL AREA

\$8billion

INVESTMENT  
IN GREEN  
SQUARE  
TOWN CENTRE

BY 2030 GREEN SQUARE WILL HAVE



30,500

New Residential Dwellings



61,000

New Residents



22,000

New Workers

2014-2023

Community &  
Creative Precinct

2014-2024

Green Square  
Town Centre

2018

Library & Plaza

2019

Gunyama Aquatic  
& Recreation Centre



Gunyama Aquatic & Recreation Centre



INFINITY BY CROWN GROUP'S UNVEILING EVENT  
HAD AN ATTENDANCE OF

**2,000+**

*Elite*

**\$380**  
MILLION **SOLD**

INFINITY BY CROWN GROUP BROKE RECORDS  
WITH \$380 MILLION SOLD IN ONE DAY AT LAUNCH

**2275**  
LUXURY RESIDENTIAL APARTMENTS SOLD  
**2275**

**140+**        
CROWN GROUP SPECIALISTS

“THE RISE OF A  
MAJOR FORCE  
IN HIGH-END  
APARTMENTS...”

INTERVIEW LIVE ON AIR FOR CHANNEL  
NEWSASIA'S PRIMETIME MONEY MIND

**\$172**  
MILLION  
**SOLD**

ARC BY CROWN GROUP SOLD OVER  
\$172 MILLION OF LUXURY APARTMENTS  
IN ONE DAY

“CROWN GROUP IS  
ON THE TIPPING  
POINT OF BECOMING  
ONE OF AUSTRALIA'S  
LARGEST PRIVATE  
DEVELOPERS...”

FINANCIAL REVIEW SUNDAY,  
NINE NETWORK AUSTRALIA 2014

**\$4.8 BILLION PIPELINE**



WORTH OF PROJECTS UNDERCONSTRUCTION AND IN THE PIPELINE



*Winner*  
**IWAN SUNITO**  
**PROPERTY**  
**PERSON OF 2015**

IWAN SUNITO NAMED 2015 PROPERTY PERSON  
OF THE YEAR BY URBAN TASKFORCE

“

He's always  
determined  
to do something  
different, be ahead  
of the pack...  
He's really helped  
elevate apartment  
living by providing  
world-class amenities...

”

CHRIS JOHNSON, URBAN  
TASKFORCE AUSTRALIA



**\$14MILLION+**

WORTH OF MEDIA COVERAGE  
IN THE PAST TWO YEARS  
AND FEATURED IN

**OVER 4,900**

MEDIA ARTICLES IN THE PAST FOUR YEARS  
INCLUDING INTERNATIONAL TELEVISION  
BROADCASTS

*Launching in 2017*

SKYE HOTEL SUITES  
WILL BE PARRAMATTA'S FIRST



**HOTEL**

**\$230**  
million 

WORTH OF NEW FIVE-STAR HOTELS  
WILL BE LAUNCHING IN THE NEXT 3 YEARS

# STRIVING TO CREATE BUILDINGS FOR THE FUTURE

Few Australian companies in the competitive property development arena have enjoyed the phenomenal growth of Crown Group.

From a boutique operation founded in 1994 by architect Iwan Sunito and engineer Paul Sathio, Crown Group has flourished to become a multi-billion dollar enterprise of property developments, and a team of more than 140 specialists.

Crown Group's success can be attributed to its focus on sure investment returns through soundly planned developments. Drawing on their considerable expertise and market analysis, Crown Group is foremost in recognising market trends in changing lifestyles, and quickly innovates to meet these new demands.

As our project portfolio has grown, our service offering has expanded too. We now provide a complete investment package: development planning, architecture, construction, global capital investment, hotel and suites operations and after-sales property management services.

And, as ever, we remain driven to bringing customers the ultimate experience in urban SPACE that appeals to the head as much as the heart.



Parramatta



Sydney CBD



North Sydney



Ashfield

Green Square



**Crown**Group

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