



TOWER 2

CA ARCHITECTS +
Total Project Group Architects



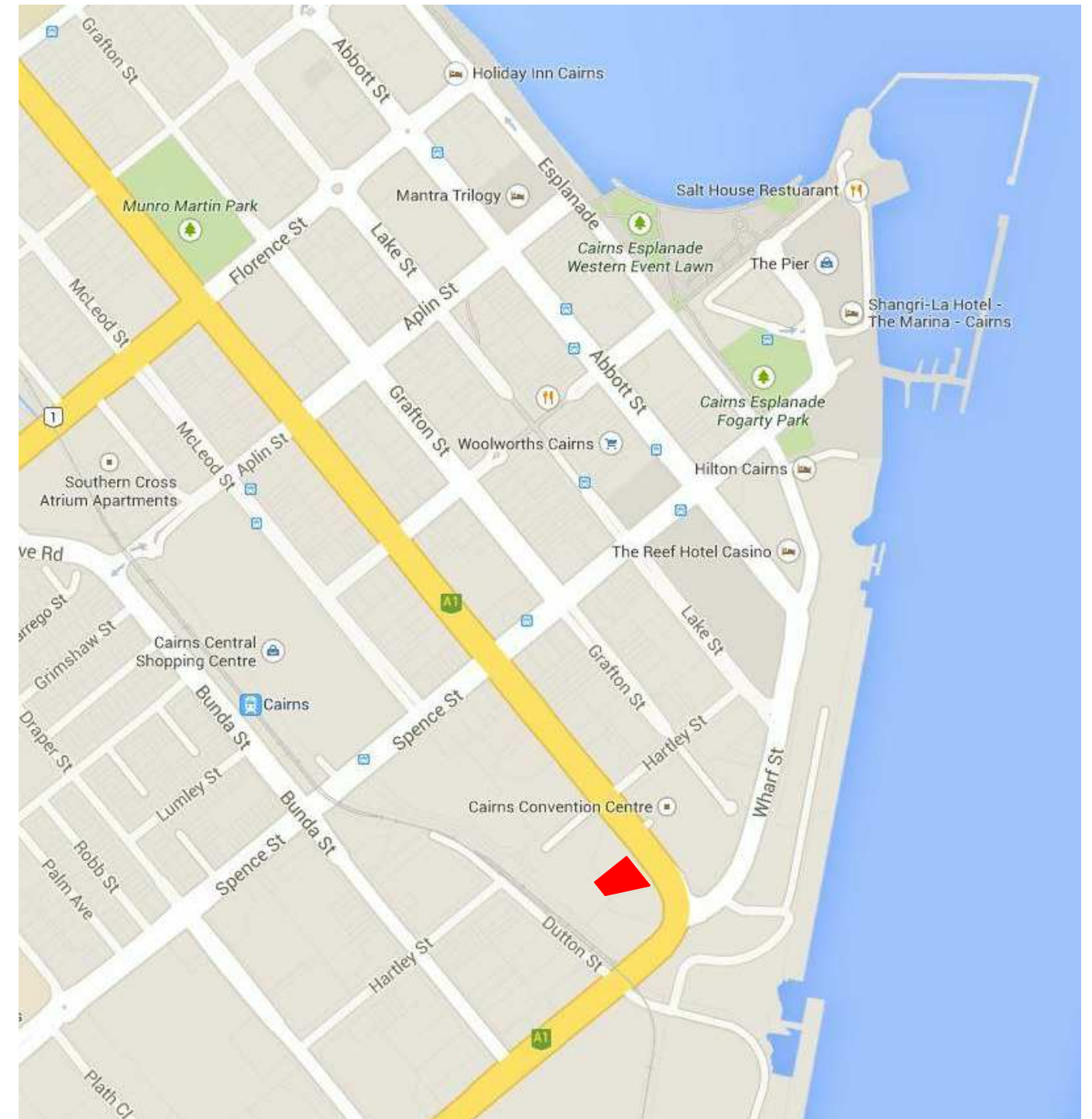


SHEET NO.

SHEET NAME

Lot 3

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A-3-003	3D Views - from North
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Appendix A	Feasibility Study



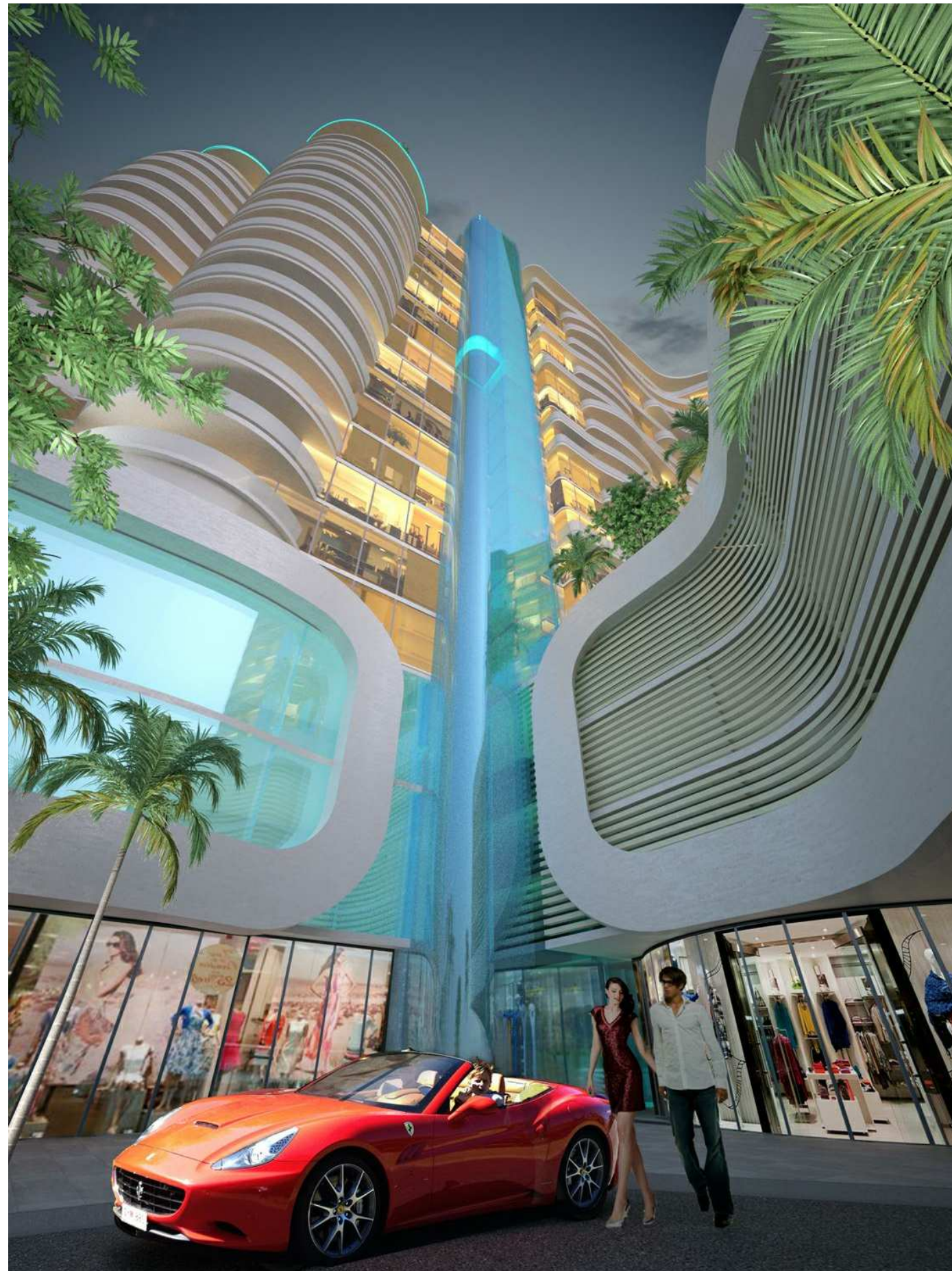






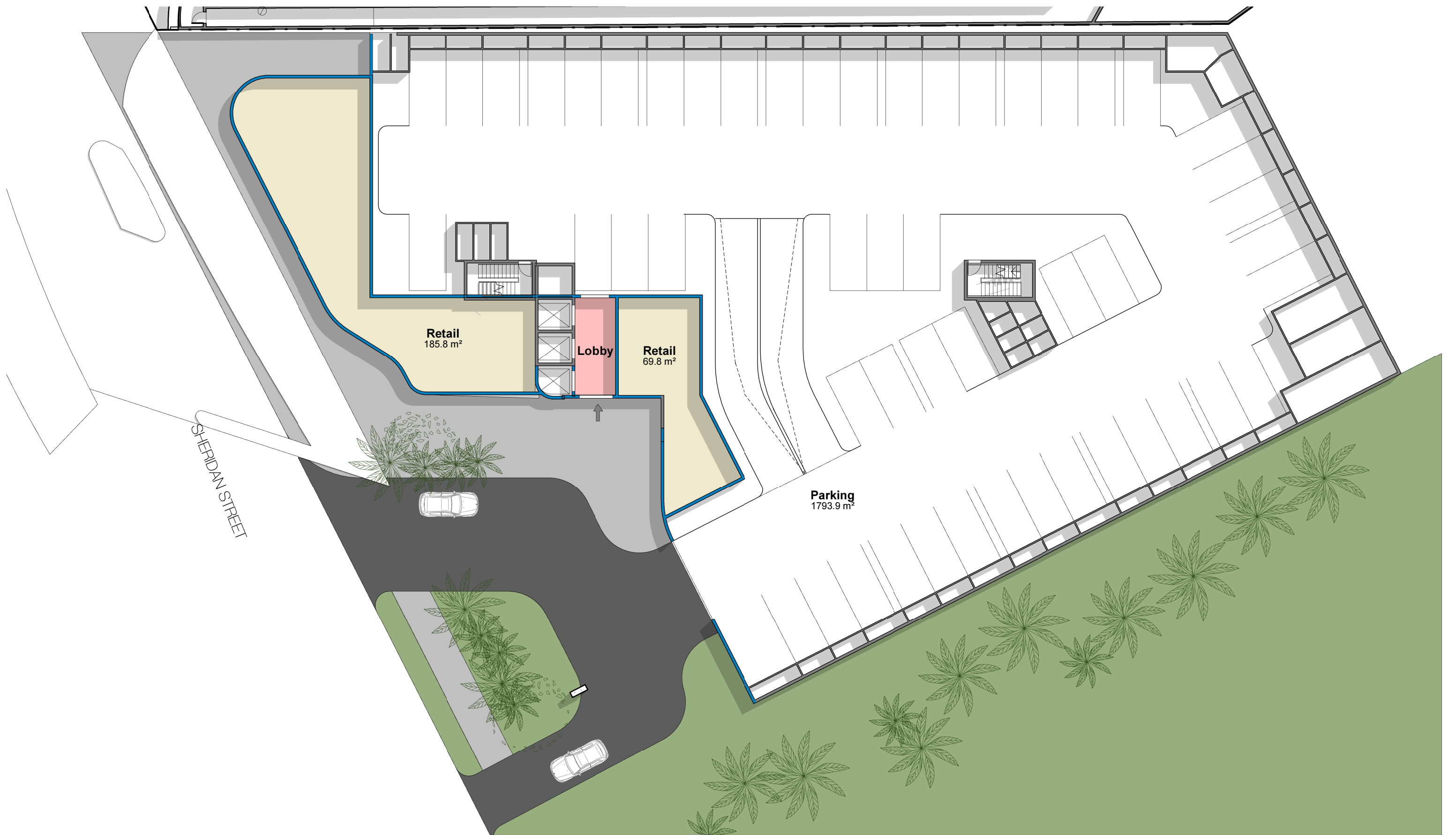


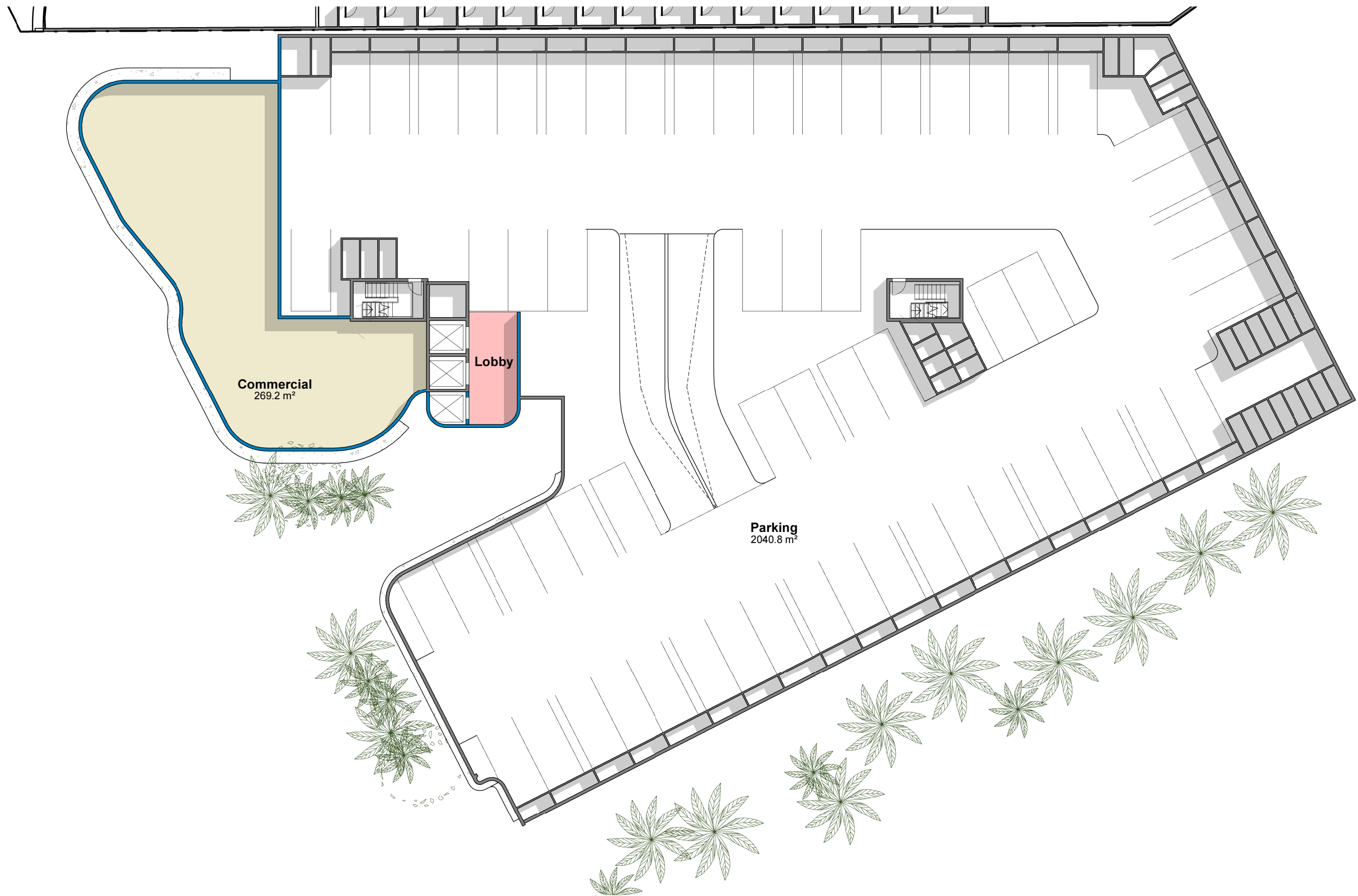




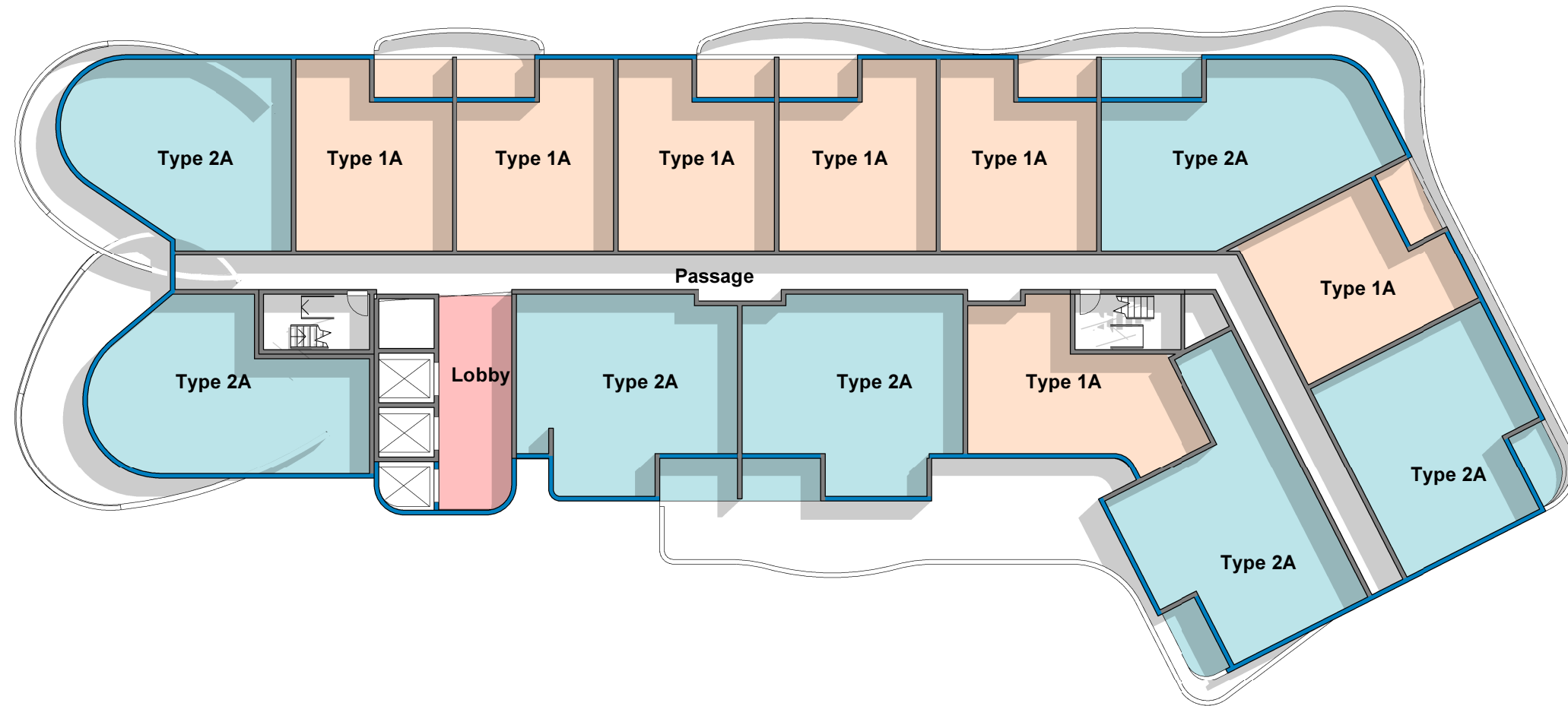


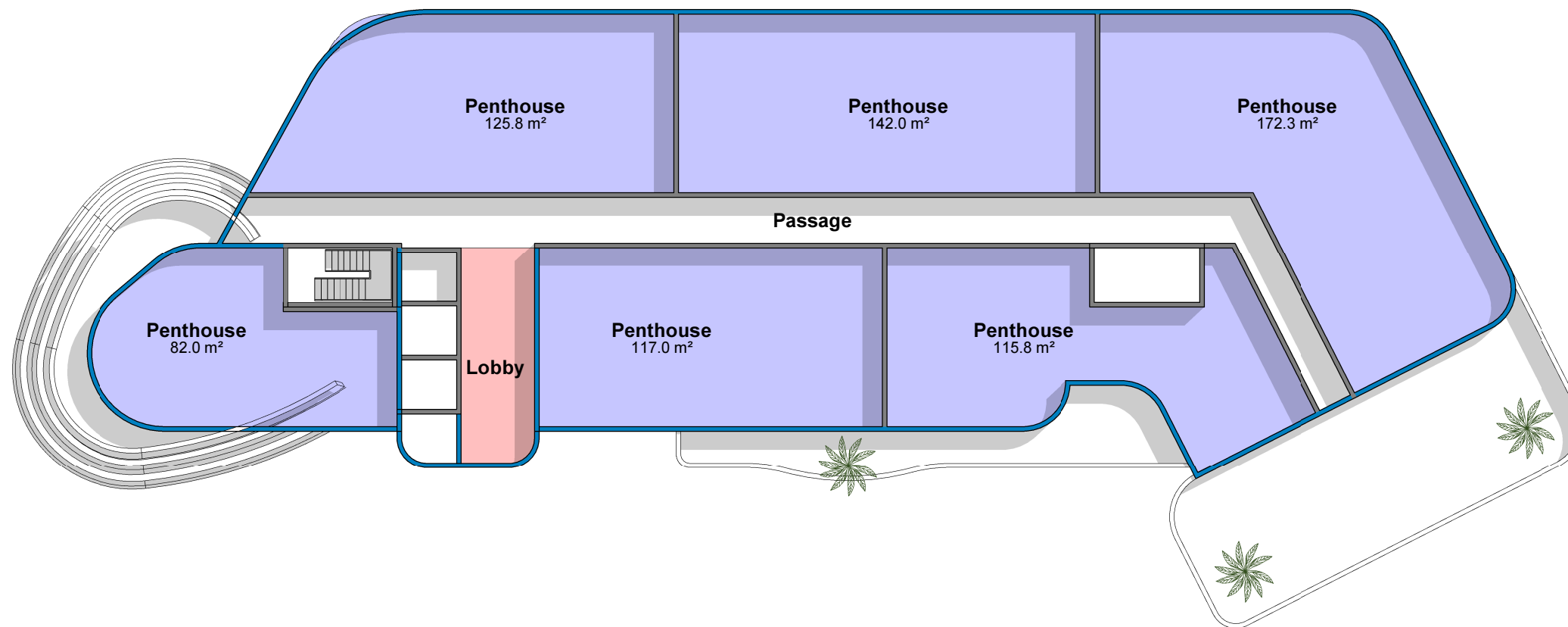
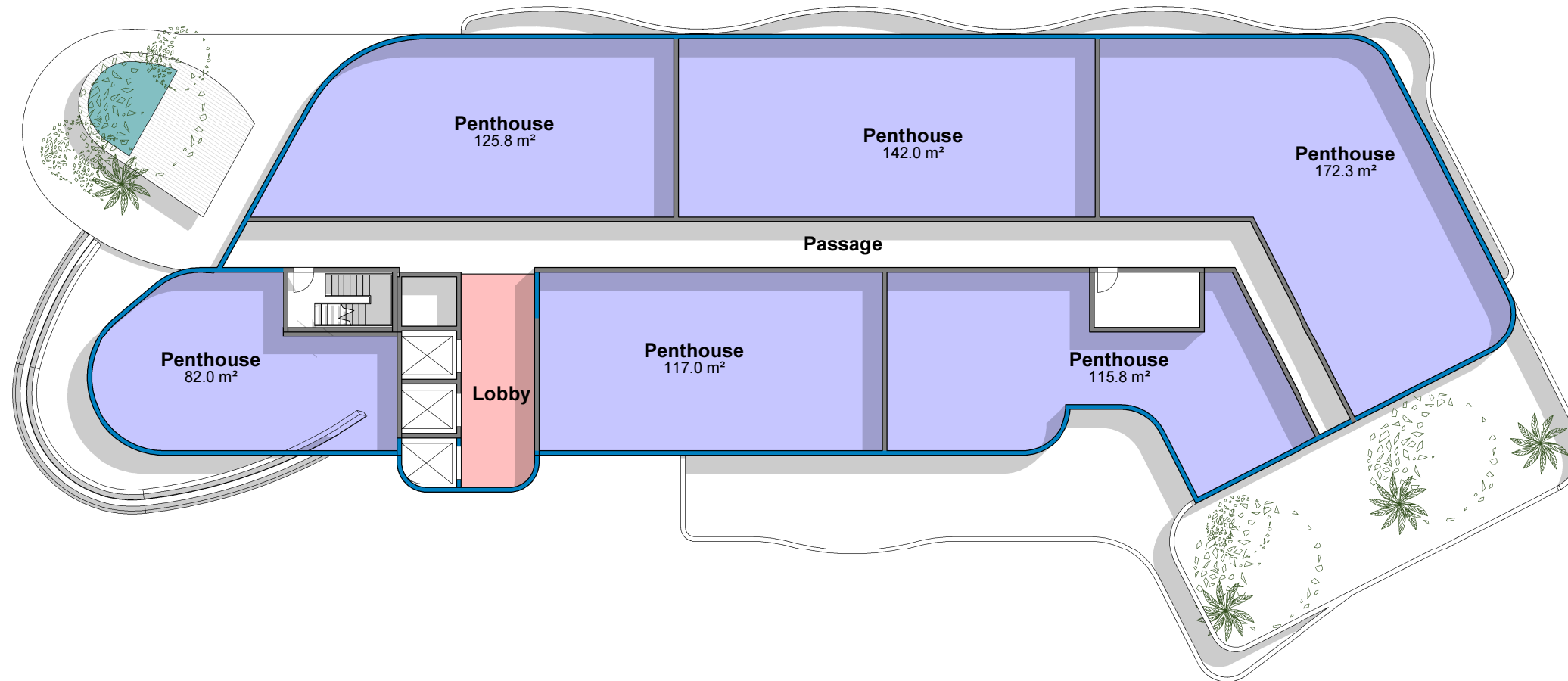


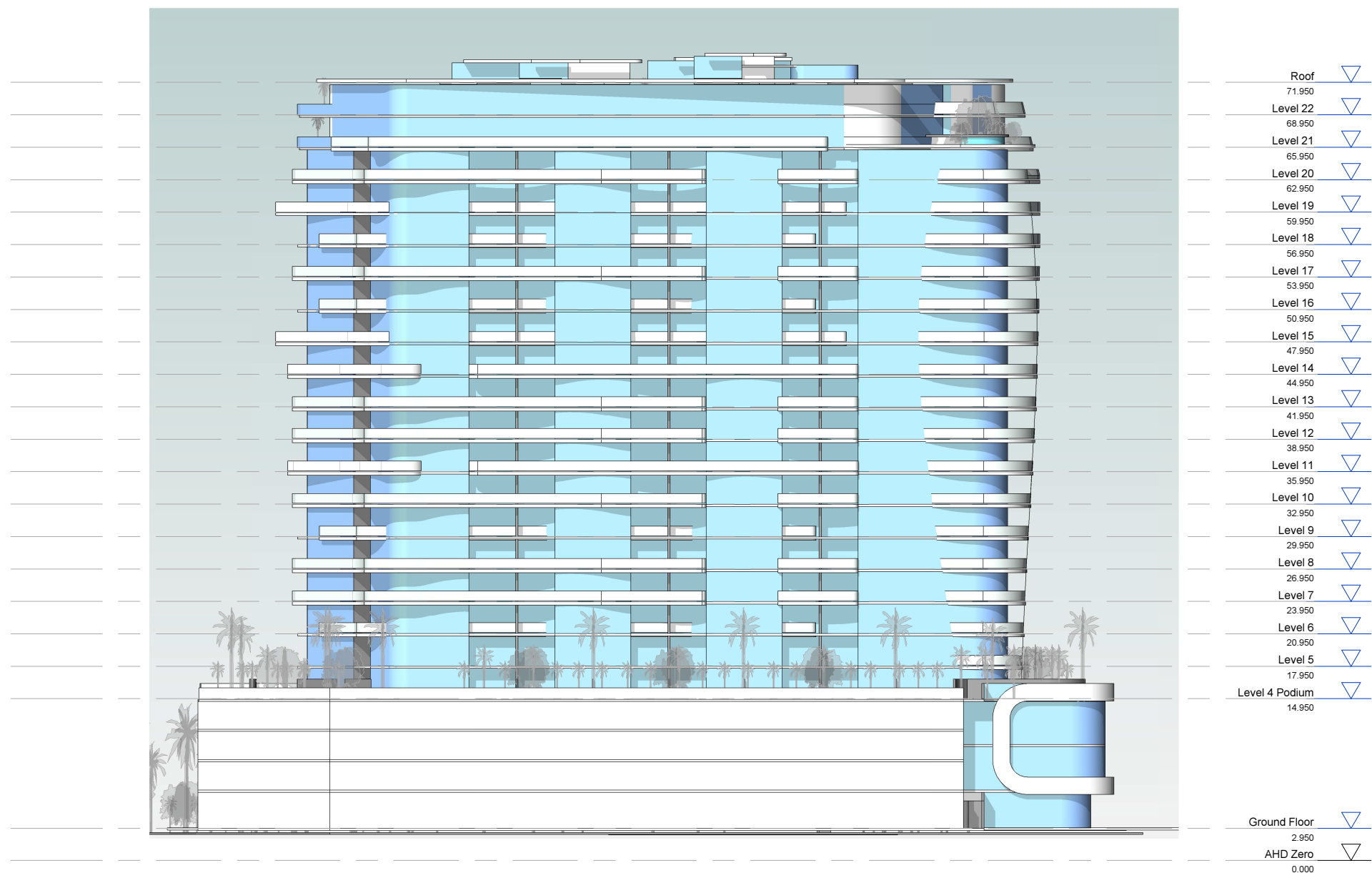


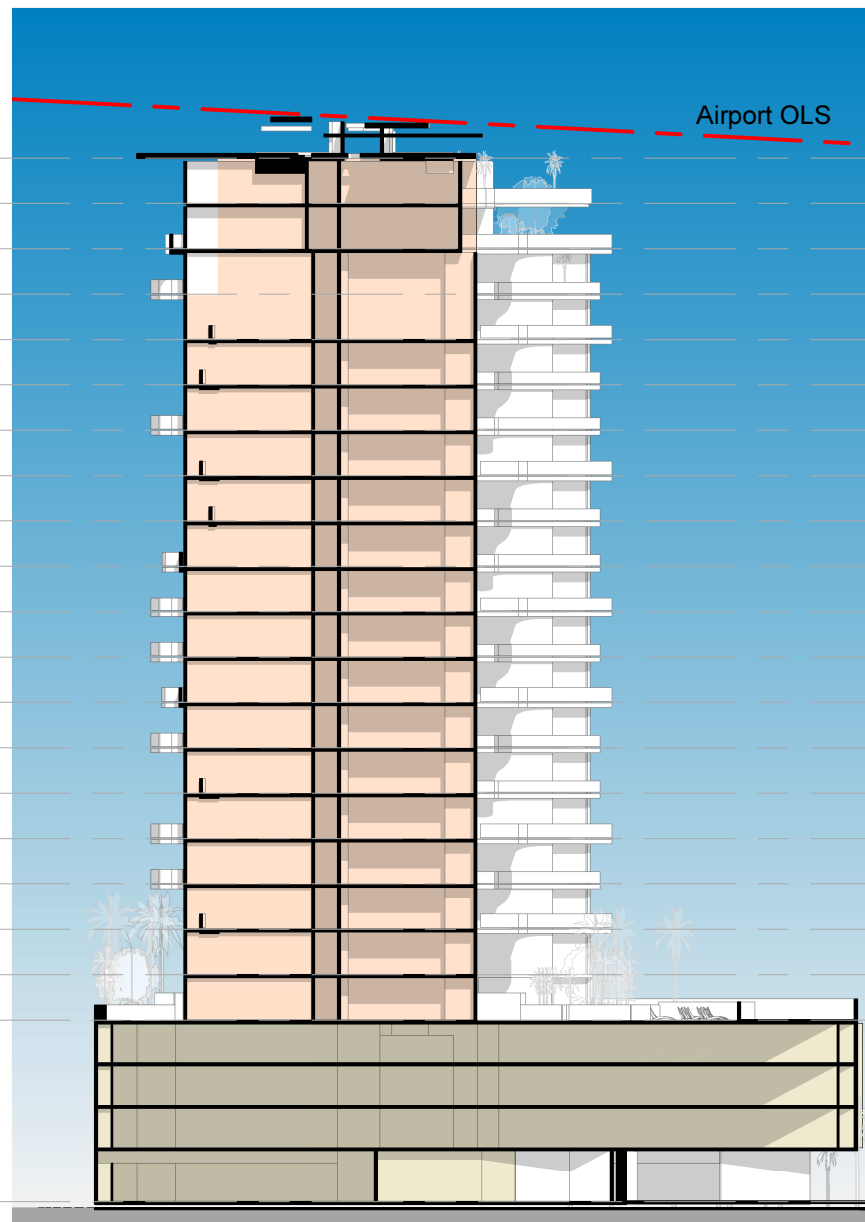






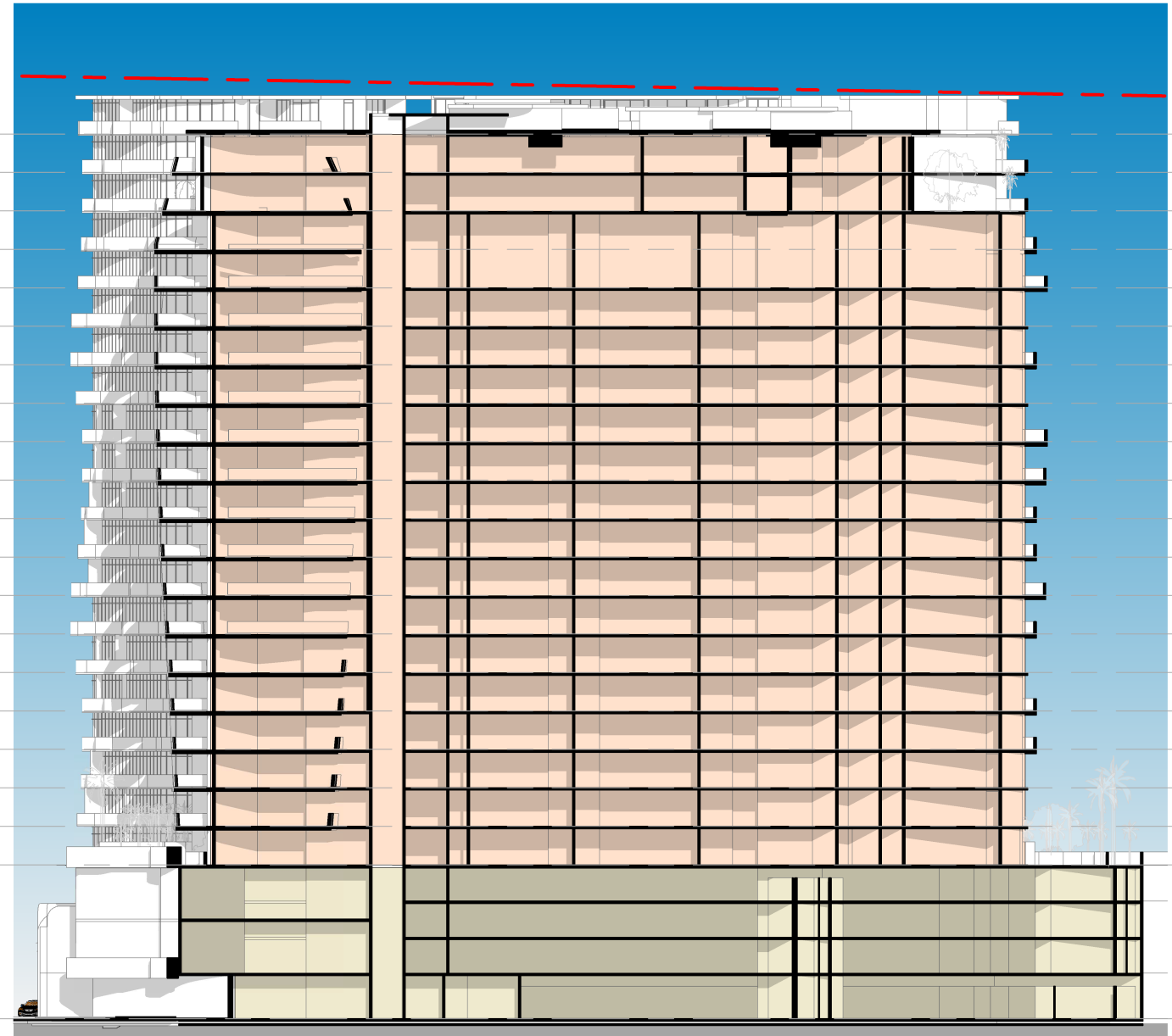




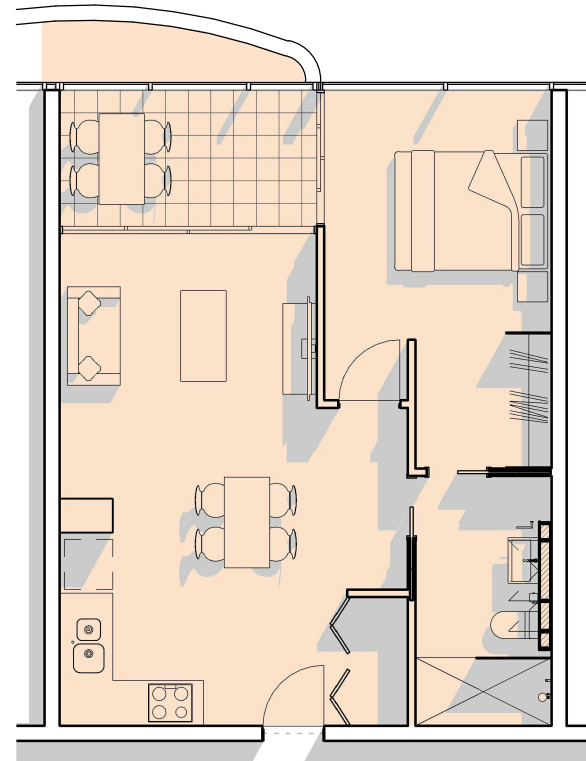


Airport OLS

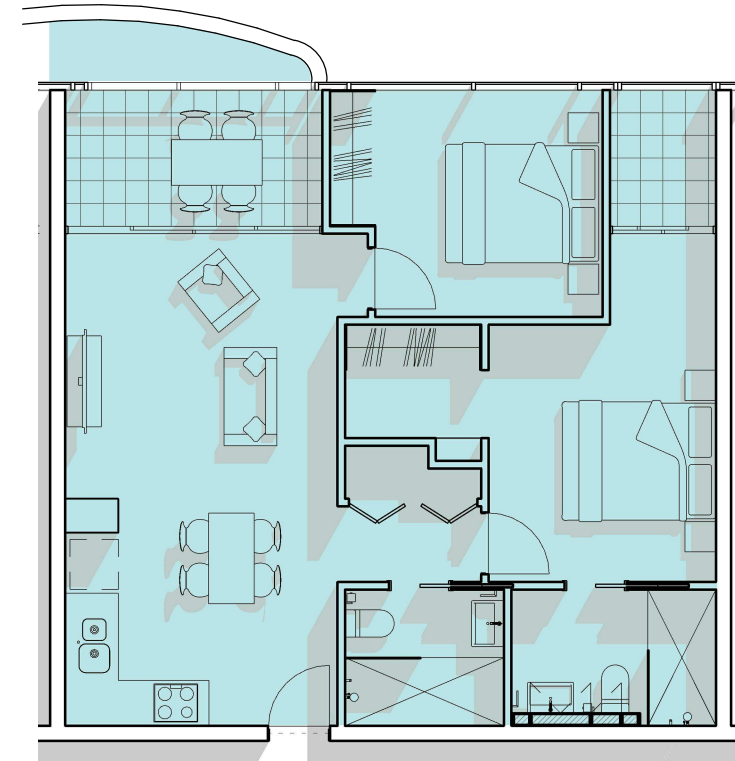
Roof	▽
71.950	
Level 22	▽
68.950	
Level 21	▽
65.950	
Level 20	▽
62.950	
Level 19	▽
59.950	
Level 18	▽
56.950	
Level 17	▽
53.950	
Level 16	▽
50.950	
Level 15	▽
47.950	
Level 14	▽
44.950	
Level 13	▽
41.950	
Level 12	▽
38.950	
Level 11	▽
35.950	
Level 10	▽
32.950	
Level 9	▽
29.950	
Level 8	▽
26.950	
Level 7	▽
23.950	
Level 6	▽
20.950	
Level 5	▽
17.950	
Level 4 Podium	▽
14.950	
Ground Floor	▽
2.950	



TYPE 1A



TYPE 2A



PENTHOUSE



Town Planning Schedule

Project **No 1. Sheridan Lot 3**
Issue 2 - Preliminary
Date 22/08/2014

Unit Types						TOTAL NUMBER
Name	Beds	Baths	Area	Balcony	Total Area	Lot 3
1A	1	1	52.4	4.6	57	136
1B	1	1	40	6	46	
2A	2	2	70.2	4.6	74.8	101
2B	2	2				
PA	3	2	101.8	12.1	113.9	12
PB	3	2	101.8	12.1	113.9	
TOTAL						249

Commercial Space	
Ground Floor Retail	225
Level 1 Commercial	283
Level 2 Commercial	283
Total	791

Required Parking		
1-bed	0.7 car per unit	95.2
2-Bed unit	1 car per unit	101
3-Bed unit	2 car per unit	24
Total for accommodation		220.2
Retail/Commercial - 1 per 50m2		16
Discount for cross-utilisation (30%)		-5
Total Parking on site		231
Actual Parking Shown		221

Lot 3 Parking Schedule		
Level	Type	Count
Ground Floor	2.6x5.4	51
Ground Floor		51
Level 1CP	2.6x5.4	61
Level 1CP		61
Level 2CP	2.6x5.4	61
Level 2CP		61
Level 3CP	2.6x5.4	61
Level 3CP		61
Grand total		234

TOWER 2 SHERIDAN STREET V5

November 2014

PROJECT INPUTS	
SITE AREA	3000
GROSS FLOOR AREA	32451
COMMERCIAL CAP RATE	8.00%
1 Bedroom Units	119
2 Bedroom Units	119
3 Bedroom Units	12
TOTAL UNITS	250
Commercial	791
INTEREST RATES	6.00%
LOAN AMOUNT	89,735,215
DEVELOPMENT MARGIN ON COST	36.02%

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 beaconconsulting


CAIRNS

COMPONENT	NOTES	COST PER UNIT	TOTAL EX GST	GST	TOTAL
LAND					
Land Cost	per advice	2,200	6,600,000	660,000	7,260,000
Stamp Duty			260,000	0	260,000
Land Tax per annum	3 years	10,000	30,000	0	30,000
Rates and Taxes per annum	3 years	2,800	8,400	0	8,400
Site Maintenance	1 year	1,000	1,000	100	1,100
TOTAL LAND COSTS			6,899,400	660,100	7,559,500
CONSULTANTS					
Corporate set up			2,000	200	2,200
Project Management			1,460,788	146,079	1,606,867
Town Planner	Advice from RPS		6,800	680	7,480
Land Surveyor	incl. in QS		0	0	0
Architect			2,264,221	226,422	2,490,643
Landscape Architect			20,000	2,000	22,000
Traffic Engineer			3,500	350	3,850
Geotechnical			12,000	1,200	13,200
Structural Engineer			547,795	54,780	602,575
Hydraulic Engineer			730,394	73,039	803,433
Civil Engineer			10,000	1,000	11,000
Mechanical Engineer			730,394	73,039	803,433
Electrical Engineer			1,095,591	109,559	1,205,150
Lift Engineer			20,000	2,000	22,000
Quantity Surveyor			90,000	9,000	99,000
Surveyor for BUP and titles		250	62,500	6,250	68,750
Contingency			50,000	5,000	55,000
TOTAL CONSULTANTS			7,105,984	710,598	7,816,582
LEGAL COSTS					
Off the Plan Contracts		250	62,500	6,250	68,750
Body Corp By-Laws/Entitlements			15,000	1,500	16,500
Operators Agreement	N/A		0	0	0
Body Corp Advice			5,000	500	5,500
Finance Review			8,000	800	8,800
Conveyancing		300	75,000	7,500	82,500
Contingency			5,000	500	5,500
TOTAL LEGAL			170,500	17,050	187,550

BUILDING COSTS				
Building Costs	per QS advice (incl 10% const. contingency)	73,039,397	7,303,940	80,343,337
Building Piling	Included	0	0	0
Insurance on Completion	Estimate	450	112,500	11,250
TOTAL BUILDING COSTS		73,151,897	7,315,190	80,467,087
AUTHORITY FEES				
Building Approval Fees	per advice	36,000	3,600	39,600
Water Connection Fee	incl in QS	0	0	0
Q Leave	0	0	0	0
QFRS	estimate	471,676	47,168	518,843
CRC Fees		385	39	424
Performance Bond		0	0	0
Community Contribution (EDU)	110	2590.85	284,994	0
Water Contributions (EDU)	70	3892.06	272,444	0
Sewer Contributions (EDU)	84	3267.73	274,489	0
Public Art (Units and Commercial)		20000	20,000	0
Traffic Contributions (EDU)	111	8912.06	989,239	0
TOTAL AUTHORITY FEES		2,349,227	50,806	2,400,033
MARKETING				
Project Marketing	1.5% of Revenue	2,474,103	247,410	2,721,513
Graphic Art/Printing	Included	0	0	0
Commission 1	5% Revenue	8,247,010	824,701	9,071,711
Sales Valuations		12,000	1,200	13,200
Travel	Included	0	0	0
TOTAL MARKETING COSTS		10,733,113	1,073,311	11,806,424
FINANCING COSTS				
Project Valuation		15,000	1500	16,500
Finance Application Fee		83,000	8300	91,300
Finance Stamp Duty	0.40%	358,941	0	358,941
Interest Cost		9,001,287	0	9,001,287
Draw Down Valuation Fees (QS)	1800	66,600	6660	73,260
TOTAL FINANCING COSTS		9,524,828	16,460	9,541,288
OTHER COSTS				
Title Registration Fees	200	50,000	5,000	55,000
FFE Public Areas for Body Corp		30,000	3,000	33,000
FFE Office		10,000	1,000	11,000
Telephone System	By Manager	0	0	0
Pre opening	By Manager	0	0	0
TOTAL OTHER COSTS		90,000	9,000	99,000
TOTAL DEVELOPMENT COSTS		110,024,948	9,852,515	119,877,464

SALES		NETT SALES		
Total Unit Sales	INCL GST	141,335,273	14,133,527	155,468,800
Management Right Sale	PER UNIT	18000	4,090,909	409,091
Managers Unit		636,364	63,636	700,000
Commercial Rental		0	0	316,400
Commercial Value		3,595,455	359,545	3,955,000
TOTAL DEVELOPMENT VALUE		149,658,000	14,965,800	164,940,200
TOTAL GST NET SALES		159,510,515		
NETT PROFIT		39,633,052		
RETURN ON DEVELOPMENT COST		36.02%		

[illegible]

TOWER 2 Sales Schedule November 2014

LEVEL	Space Number		Internal Area	Rental Rate / sqm	Gross Rental
	L-1	Lobby	0	0	0
	C-1	Commercial	225	400	90,000
	C-2	Commercial	283	400	113,200
	C-2	Commercial	283	400	113,200
TOTAL GROSS RENTAL			791		316,400

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 4	4.01	2 Bed Type 2B	79	57	136	5,100	693600
Level 4	4.02	2 Bed Type 2B	87	34	121	5,100	617100
Level 4	4.03	1 Bed Type 1B	50	9	59	6,000	354000
Level 4	4.04	1 Bed Type 1B	50	11	61	6,000	366000
Level 4	4.05	1 Bed Type 1B	50	10	60	6,000	360000
Level 4	4.06	1 Bed Type 1B	50	10	60	6,000	360000
Level 4	4.07	1 Bed Type 1B	50	10	60	6,000	360000
Level 4	4.08	2 Bed Type 2B	69	9	78	6,000	468000
Level 4	4.09	1 Bed Type 1B	50	11	61	6,000	366000
Level 4	4.10	2 Bed Type 2B	69	14	83	5,700	473100
Level 4	4.11	2 Bed Type 2B	69	13	82	5,700	467400
Level 4	4.12	1 Bed Type 1B	50	15	65	6,000	390000
Level 4	4.13	2 Bed Type 2B	69	10	79	6,000	474000
Level 4	4.14	2 Bed Type 2B	69	10	79	6,000	474000
Level 5	5.01	2 Bed Type 2B	79	57	136	5,300	720800
Level 5	5.02	2 Bed Type 2B	87	34	121	5,300	641300
Level 5	5.03	1 Bed Type 1B	50	9	59	6,200	365800
Level 5	5.04	1 Bed Type 1B	50	11	61	6,200	378200
Level 5	5.05	1 Bed Type 1B	50	10	60	6,200	372000
Level 5	5.06	1 Bed Type 1B	50	10	60	6,200	372000
Level 5	5.07	1 Bed Type 1B	50	10	60	6,200	372000
Level 5	5.08	2 Bed Type 2B	69	9	78	6,200	483600
Level 5	5.09	1 Bed Type 1B	50	11	61	6,200	378200
Level 5	5.10	2 Bed Type 2B	69	14	83	5,900	489700
Level 5	5.11	2 Bed Type 2B	69	13	82	5,900	483800
Level 5	5.12	1 Bed Type 1B	50	15	65	6,200	403000
Level 5	5.13	2 Bed Type 2B	69	10	79	6,200	489800
Level 5	5.14	2 Bed Type 2B	69	10	79	6,200	489800

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 6	6.01	2 Bed Type 2B	79	57	136	5,500	748000
Level 6	6.02	2 Bed Type 2B	87	34	121	5,500	665500
Level 6	6.03	1 Bed Type 1B	50	9	59	6,400	377600
Level 6	6.04	1 Bed Type 1B	50	11	61	6,400	390400
Level 6	6.05	1 Bed Type 1B	50	10	60	6,400	384000
Level 6	6.06	1 Bed Type 1B	50	10	60	6,400	384000
Level 6	6.07	1 Bed Type 1B	50	10	60	6,400	384000
Level 6	6.08	2 Bed Type 2B	69	9	78	6,400	499200
Level 6	6.09	1 Bed Type 1B	50	11	61	6,400	390400
Level 6	6.10	2 Bed Type 2B	69	14	83	6,100	506300
Level 6	6.11	2 Bed Type 2B	69	13	82	6,100	500200
Level 6	6.12	1 Bed Type 1B	50	15	65	6,400	416000
Level 6	6.13	2 Bed Type 2B	69	10	79	6,400	505600
Level 6	6.14	2 Bed Type 2B	69	10	79	6,400	505600
Level 7	7.01	2 Bed Type 2B	79	57	136	5,700	775200
Level 7	7.02	2 Bed Type 2B	87	34	121	5,700	689700
Level 7	7.03	1 Bed Type 1B	50	9	59	6,600	389400
Level 7	7.04	1 Bed Type 1B	50	11	61	6,600	402600
Level 7	7.05	1 Bed Type 1B	50	10	60	6,600	396000
Level 7	7.06	1 Bed Type 1B	50	10	60	6,600	396000
Level 7	7.07	1 Bed Type 1B	50	10	60	6,600	396000
Level 7	7.08	2 Bed Type 2B	69	9	78	6,600	514800
Level 7	7.09	1 Bed Type 1B	50	11	61	6,600	402600
Level 7	7.10	2 Bed Type 2B	69	14	83	6,300	522900
Level 7	7.11	2 Bed Type 2B	69	13	82	6,300	516600
Level 7	7.12	1 Bed Type 1B	50	15	65	6,600	429000
Level 7	7.13	2 Bed Type 2B	69	10	79	6,600	521400
Level 7	7.14	2 Bed Type 2B	69	10	79	6,600	521400

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 8	8.01	2 Bed Type 2B	79	57	136	5,900	802400
Level 8	8.02	2 Bed Type 2B	87	34	121	5,900	713900
Level 8	8.03	1 Bed Type 1B	50	9	59	6,800	401200
Level 8	8.04	1 Bed Type 1B	50	11	61	6,800	414800
Level 8	8.05	1 Bed Type 1B	50	10	60	6,800	408000
Level 8	8.06	1 Bed Type 1B	50	10	60	6,800	408000
Level 8	8.07	1 Bed Type 1B	50	10	60	6,800	408000
Level 8	8.08	2 Bed Type 2B	69	9	78	6,800	530400
Level 8	8.09	1 Bed Type 1B	50	11	61	6,800	414800
Level 8	8.10	2 Bed Type 2B	69	14	83	6,500	539500
Level 8	8.11	2 Bed Type 2B	69	13	82	6,500	533000
Level 8	8.12	1 Bed Type 1B	50	15	65	6,800	442000
Level 8	8.13	2 Bed Type 2B	69	10	79	6,800	537200
Level 8	8.14	2 Bed Type 2B	69	10	79	6,800	537200
Level 9	9.01	2 Bed Type 2B	79	57	136	6,100	829600
Level 9	9.02	2 Bed Type 2B	87	34	121	6,100	738100
Level 9	9.03	1 Bed Type 1B	50	9	59	7,000	413000
Level 9	9.04	1 Bed Type 1B	50	11	61	7,000	427000
Level 9	9.05	1 Bed Type 1B	50	10	60	7,000	420000
Level 9	9.06	1 Bed Type 1B	50	10	60	7,000	420000
Level 9	9.07	1 Bed Type 1B	50	10	60	7,000	420000
Level 9	9.08	2 Bed Type 2B	69	9	78	7,000	546000
Level 9	9.09	1 Bed Type 1B	50	11	61	7,000	427000
Level 9	9.10	2 Bed Type 2B	69	14	83	6,700	556100
Level 9	9.11	2 Bed Type 2B	69	13	82	6,700	549400
Level 9	9.12	1 Bed Type 1B	50	15	65	7,000	455000
Level 9	9.13	2 Bed Type 2B	69	10	79	7,000	553000
Level 9	9.14	2 Bed Type 2B	69	10	79	7,000	553000

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 10	10.01	2 Bed Type 2B	79	57	136	6,600	897600
Level 10	10.02	2 Bed Type 2B	87	34	121	6,600	798600
Level 10	10.03	1 Bed Type 1B	50	9	59	7,500	442500
Level 10	10.04	1 Bed Type 1B	50	11	61	7,500	457500
Level 10	10.05	1 Bed Type 1B	50	10	60	7,500	450000
Level 10	10.06	1 Bed Type 1B	50	10	60	7,500	450000
Level 10	10.07	1 Bed Type 1B	50	10	60	7,500	450000
Level 10	10.08	2 Bed Type 2B	69	9	78	7,500	585000
Level 10	10.09	1 Bed Type 1B	50	11	61	7,500	457500
Level 10	10.10	2 Bed Type 2B	69	14	83	7,200	597600
Level 10	10.11	2 Bed Type 2B	69	13	82	7,200	590400
Level 10	10.12	1 Bed Type 1B	50	15	65	7,500	487500
Level 10	10.13	2 Bed Type 2B	69	10	79	7,500	592500
Level 10	10.14	2 Bed Type 2B	69	10	79	7,500	592500
Level 11	11.01	2 Bed Type 2B	79	57	136	6,800	924800
Level 11	11.02	2 Bed Type 2B	87	34	121	6,800	822800
Level 11	11.03	1 Bed Type 1B	50	9	59	7,700	454300
Level 11	11.04	1 Bed Type 1B	50	11	61	7,700	469700
Level 11	11.05	1 Bed Type 1B	50	10	60	7,700	462000
Level 11	11.06	1 Bed Type 1B	50	10	60	7,700	462000
Level 11	11.07	1 Bed Type 1B	50	10	60	7,700	462000
Level 11	11.08	2 Bed Type 2B	69	9	78	7,700	600600
Level 11	11.09	1 Bed Type 1B	50	11	61	7,700	469700
Level 11	11.10	2 Bed Type 2B	69	14	83	7,400	614200
Level 11	11.11	2 Bed Type 2B	69	13	82	7,400	606800
Level 11	11.12	1 Bed Type 1B	50	15	65	7,700	500500
Level 11	11.13	2 Bed Type 2B	69	10	79	7,700	608300
Level 11	11.14	2 Bed Type 2B	69	10	79	7,700	608300

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 12	12.01	2 Bed Type 2B	79	57	136	7,000	952000
Level 12	12.02	2 Bed Type 2B	87	34	121	7,000	847000
Level 12	12.03	1 Bed Type 1B	50	9	59	7,900	466100
Level 12	12.04	1 Bed Type 1B	50	11	61	7,900	481900
Level 12	12.05	1 Bed Type 1B	50	10	60	7,900	474000
Level 12	12.06	1 Bed Type 1B	50	10	60	7,900	474000
Level 12	12.07	1 Bed Type 1B	50	10	60	7,900	474000
Level 12	12.08	2 Bed Type 2B	69	9	78	7,900	616200
Level 12	12.09	1 Bed Type 1B	50	11	61	7,900	481900
Level 12	12.10	2 Bed Type 2B	69	14	83	7,600	630800
Level 12	12.11	2 Bed Type 2B	69	13	82	7,600	623200
Level 12	12.12	1 Bed Type 1B	50	15	65	7,900	513500
Level 12	12.13	2 Bed Type 2B	69	10	79	7,900	624100
Level 12	12.14	2 Bed Type 2B	69	10	79	7,900	624100
Level 13	13.01	2 Bed Type 2B	79	57	136	7,200	979200
Level 13	13.02	2 Bed Type 2B	87	34	121	7,200	871200
Level 13	13.03	1 Bed Type 1B	50	9	59	8,100	477900
Level 13	13.04	1 Bed Type 1B	50	11	61	8,100	494100
Level 13	13.05	1 Bed Type 1B	50	10	60	8,100	486000
Level 13	13.06	1 Bed Type 1B	50	10	60	8,100	486000
Level 13	13.07	1 Bed Type 1B	50	10	60	8,100	486000
Level 13	13.08	2 Bed Type 2B	69	9	78	8,100	631800
Level 13	13.09	1 Bed Type 1B	50	11	61	8,100	494100
Level 13	13.10	2 Bed Type 2B	69	14	83	7,800	647400
Level 13	13.11	2 Bed Type 2B	69	13	82	7,800	639600
Level 13	13.12	1 Bed Type 1B	50	15	65	8,100	526500
Level 13	13.13	2 Bed Type 2B	69	10	79	8,100	639900
Level 13	13.14	2 Bed Type 2B	69	10	79	8,100	639900

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 14	14.01	2 Bed Type 2B	79	57	136	7,400	1006400
Level 14	14.02	2 Bed Type 2B	87	34	121	7,400	895400
Level 14	14.03	1 Bed Type 1B	50	9	59	8,300	489700
Level 14	14.04	1 Bed Type 1B	50	11	61	8,300	506300
Level 14	14.05	1 Bed Type 1B	50	10	60	8,300	498000
Level 14	14.06	1 Bed Type 1B	50	10	60	8,300	498000
Level 14	14.07	1 Bed Type 1B	50	10	60	8,300	498000
Level 14	14.08	2 Bed Type 2B	69	9	78	8,300	647400
Level 14	14.09	1 Bed Type 1B	50	11	61	8,300	506300
Level 14	14.10	2 Bed Type 2B	69	14	83	8,000	664000
Level 14	14.11	2 Bed Type 2B	69	13	82	8,000	656000
Level 14	14.12	1 Bed Type 1B	50	15	65	8,300	539500
Level 14	14.13	2 Bed Type 2B	69	10	79	8,300	655700
Level 14	14.14	2 Bed Type 2B	69	10	79	8,300	655700
Level 15	15.01	2 Bed Type 2B	79	57	136	7,600	1033600
Level 15	15.02	2 Bed Type 2B	87	34	121	7,600	919600
Level 15	15.03	1 Bed Type 1B	50	9	59	8,500	501500
Level 15	15.04	1 Bed Type 1B	50	11	61	8,500	518500
Level 15	15.05	1 Bed Type 1B	50	10	60	8,500	510000
Level 15	15.06	1 Bed Type 1B	50	10	60	8,500	510000
Level 15	15.07	1 Bed Type 1B	50	10	60	8,500	510000
Level 15	15.08	2 Bed Type 2B	69	9	78	8,500	663000
Level 15	15.09	1 Bed Type 1B	50	11	61	8,500	518500
Level 15	15.10	2 Bed Type 2B	69	14	83	8,200	680600
Level 15	15.11	2 Bed Type 2B	69	13	82	8,200	672400
Level 15	15.12	1 Bed Type 1B	50	15	65	8,500	552500
Level 15	15.13	2 Bed Type 2B	69	10	79	8,500	671500
Level 15	15.14	2 Bed Type 2B	69	10	79	8,500	671500
Level 16	16.01	2 Bed Type 2B	79	57	136	7,800	1060800
Level 16	16.02	2 Bed Type 2B	87	34	121	7,800	943800
Level 16	16.03	1 Bed Type 1B	50	9	59	8,700	513300
Level 16	16.04	1 Bed Type 1B	50	11	61	8,700	530700
Level 16	16.05	1 Bed Type 1B	50	10	60	8,700	522000
Level 16	16.06	1 Bed Type 1B	50	10	60	8,700	522000
Level 16	16.07	1 Bed Type 1B	50	10	60	8,700	522000
Level 16	16.08	2 Bed Type 2B	69	9	78	8,700	678600
Level 16	16.09	1 Bed Type 1B	50	11	61	8,700	530700
Level 16	16.10	2 Bed Type 2B	69	14	83	8,400	697200
Level 16	16.11	2 Bed Type 2B	69	13	82	8,400	688800
Level 16	16.12	1 Bed Type 1B	50	15	65	8,700	565500
Level 16	16.13	2 Bed Type 2B	69	10	79	8,700	687300
Level 16	16.14	2 Bed Type 2B	69	10	79	8,700	687300

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 17	17.01	2 Bed Type 2B	79	57	136	8,000	1088000
Level 17	17.02	2 Bed Type 2B	87	34	121	8,000	968000
Level 17	17.03	1 Bed Type 1B	50	9	59	8,900	525100
Level 17	17.04	1 Bed Type 1B	50	11	61	8,900	542900
Level 17	17.05	1 Bed Type 1B	50	10	60	8,900	534000
Level 17	17.06	1 Bed Type 1B	50	10	60	8,900	534000
Level 17	17.07	1 Bed Type 1B	50	10	60	8,900	534000
Level 17	17.08	2 Bed Type 2B	69	9	78	8,900	694200
Level 17	17.09	1 Bed Type 1B	50	11	61	8,900	542900
Level 17	17.10	2 Bed Type 2B	69	14	83	8,600	713800
Level 17	17.11	2 Bed Type 2B	69	13	82	8,600	705200
Level 17	17.12	1 Bed Type 1B	50	15	65	8,900	578500
Level 17	17.13	2 Bed Type 2B	69	10	79	8,900	703100
Level 17	17.14	2 Bed Type 2B	69	10	79	8,900	703100
Level 18	18.01	2 Bed Type 2B	79	57	136	8,200	1115200
Level 18	18.02	2 Bed Type 2B	87	34	121	8,200	992200
Level 18	18.03	1 Bed Type 1B	50	9	59	9,100	536900
Level 18	18.04	1 Bed Type 1B	50	11	61	9,100	555100
Level 18	18.05	1 Bed Type 1B	50	10	60	9,100	546000
Level 18	18.06	1 Bed Type 1B	50	10	60	9,100	546000
Level 18	18.07	1 Bed Type 1B	50	10	60	9,100	546000
Level 18	18.08	2 Bed Type 2B	69	9	78	9,100	709800
Level 18	18.09	1 Bed Type 1B	50	11	61	9,100	555100
Level 18	18.10	2 Bed Type 2B	69	14	83	8,800	730400
Level 18	18.11	2 Bed Type 2B	69	13	82	8,800	721600
Level 18	18.12	1 Bed Type 1B	50	15	65	9,100	591500
Level 18	18.13	2 Bed Type 2B	69	10	79	9,100	718900
Level 18	18.14	2 Bed Type 2B	69	10	79	9,100	718900
Level 19	19.01	2 Bed Type 2B	79	57	136	8,400	1142400
Level 19	19.02	2 Bed Type 2B	87	34	121	8,400	1016400
Level 19	19.03	1 Bed Type 1B	50	9	59	9,300	548700
Level 19	19.04	1 Bed Type 1B	50	11	61	9,300	567300
Level 19	19.05	1 Bed Type 1B	50	10	60	9,300	558000
Level 19	19.06	1 Bed Type 1B	50	10	60	9,300	558000
Level 19	19.07	1 Bed Type 1B	50	10	60	9,300	558000
Level 19	19.08	2 Bed Type 2B	69	9	78	9,300	725400
Level 19	19.09	1 Bed Type 1B	50	11	61	9,300	567300
Level 19	19.10	2 Bed Type 2B	69	14	83	9,000	747000
Level 19	19.11	2 Bed Type 2B	69	13	82	9,000	738000
Level 19	19.12	1 Bed Type 1B	50	15	65	9,300	604500
Level 19	19.13	2 Bed Type 2B	69	10	79	9,300	734700
Level 19	19.14	2 Bed Type 2B	69	10	79	9,300	734700

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 20	20.01	2 Bed Type 2B	79	57	136	8,900	1210400
Level 20	20.02	2 Bed Type 2B	87	34	121	8,900	1076900
Level 20	20.03	1 Bed Type 1B	50	9	59	9,800	578200
Level 20	20.04	1 Bed Type 1B	50	11	61	9,800	597800
Level 20	20.05	1 Bed Type 1B	50	10	60	9,800	588000
Level 20	20.06	1 Bed Type 1B	50	10	60	9,800	588000
Level 20	20.07	1 Bed Type 1B	50	10	60	9,800	588000
Level 20	20.08	2 Bed Type 2B	69	9	78	9,800	764400
Level 20	20.09	1 Bed Type 1B	50	11	61	9,800	597800
Level 20	20.10	2 Bed Type 2B	69	14	83	9,500	788500
Level 20	20.11	2 Bed Type 2B	69	13	82	9,500	779000
Level 20	20.12	1 Bed Type 1B	50	15	65	9,800	637000
Level 20	20.13	2 Bed Type 2B	69	10	79	9,800	774200
Level 20	20.14	2 Bed Type 2B	69	10	79	9,800	774200
Level 21	21.01	3 Bed Type PB	82	71	153	8,700	1331100
Level 21	21.02	3 Bed Type PB	126	14	140	9,000	1260000
Level 21	21.03	3 Bed Type PB	142	10	152	8,700	1322400
Level 21	21.04	3 Bed Type PB	172	17	189	8,400	1587600
Level 21	21.05	3 Bed Type PB	116	42	158	8,700	1374600
Level 21	21.06	3 Bed Type PB	117	14	131	9,000	1179000
Level 22	22.01	3 Bed Type PB	82	76	158	8,800	1390400
Level 22	22.02	3 Bed Type PB	126	28	154	8,800	1355200
Level 22	22.03	3 Bed Type PB	142		142	8,800	1249600
Level 22	22.04	3 Bed Type PB	172	32	204	8,500	1734000
Level 22	22.05	3 Bed Type PB	116	33	149	8,800	1311200
Level 22	22.06	3 Bed Type PB	117	14	131	9,100	1192100
TOTAL SALES					20,289	7,663	155,468,800
SENSITIVITY							
5% Increase in Sales							163,242,240
10% Increase in Sales							171,015,680
5% Decrease in Sales							147,695,360
10% Decrease in Sales							139,921,920

TOWER 2 SHERIDAN STREET

Development Comparison

Level	Use	Approved			Proposed					
Carparking										
Basement		0			0					
Ground Floor		47			47					
Level 1		58			58					
Level 2		58			58					
Level 3		58			58					
Total Carparking		221			221					
Commercial										
Ground Floor		225			225					
Level 1		283			283					
Level 2		283			283					
Level 3		0			0					
Total Commercial		791			791					
Residential										
		1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 B Cpk	2 B cpk	3 bed cpk
Ground Floor		0	0	0	0	0	0	0	0	0
Level 1		0	0	0	0	0	0	0	0	0
Level 2		0	0	0	0	0	0	0	0	0
Level 3		0	0	0	0	0	0	0	0	0
Level 4		7	7	0	7	7	0	4.9	7	0
Level 5		7	7	0	7	7	0	4.9	7	0
Level 6		7	7	0	7	7	0	4.9	7	0
Level 7		7	7	0	7	7	0	4.9	7	0
Level 8		7	7	0	7	7	0	4.9	7	0
Level 9		7	7	0	7	7	0	4.9	7	0
Level 10		7	7	0	7	7	0	4.9	7	0
Level 11		7	7	0	7	7	0	4.9	7	0
Level 12		7	7	0	7	7	0	4.9	7	0
Level 13		7	7	0	7	7	0	4.9	7	0
Level 14		7	7	0	7	7	0	4.9	7	0
Level 15		7	7	0	7	7	0	4.9	7	0
Level 16		7	7	0	7	7	0	4.9	7	0
Level 17		7	7	0	7	7	0	4.9	7	0
Level 18		7	7	0	7	7	0	4.9	7	0
Level 19		7	7	0	7	7	0	4.9	7	0
Level 20		7	7	0	7	7	0	4.9	7	0
Level 21		0	0	6	0	0	6	0	0	12
Level 22		0	0	6	0	0	6	0	0	12
Total Residential		119	119	12	119	119	12	83.3	119	24
		250			250			62.5 visitors		

Carparking Requirements

Commercial 1 per 50m2		15.82		15.82	15.82	16
0.7 spaces per 1 bed	83.3		83.3		83.3	118
2 spaces per 3 bed		24		24	24	16
1.0 spaces per 2 bed	119		119		119	168
including 0.25 per unit visitor					0	-97
		242.12		242.12	242.12	221