

OCTOBER 2020

FEASIBILITY STUDIES

Site 1

Cnr Rutledge and Crawford Street



UNIT & CAR SCHEDULE - BUILDING C (EXISTING LIBRARY SITE)

APARTMENTS				
	1 BED	2 BED	2 BED+	TOTAL
LEVEL 4	4	2	2	8
LEVEL 3	4	2	2	8
LEVEL 2	4	2	2	8
LEVEL 1	4	2	2	8
GROUND	4	1	2	7
BASEMENT 1				
BASEMENT 2				
TOTAL	20	9	10	39
	51%	23%	26%	

CARS	
DEMAND	SUPPLY
LEVEL 4	10
LEVEL 3	10
LEVEL 2	10
LEVEL 1	10
GROUND	8.5
BASEMENT 1	25
BASEMENT 2	25
TOTAL	48.5
	50

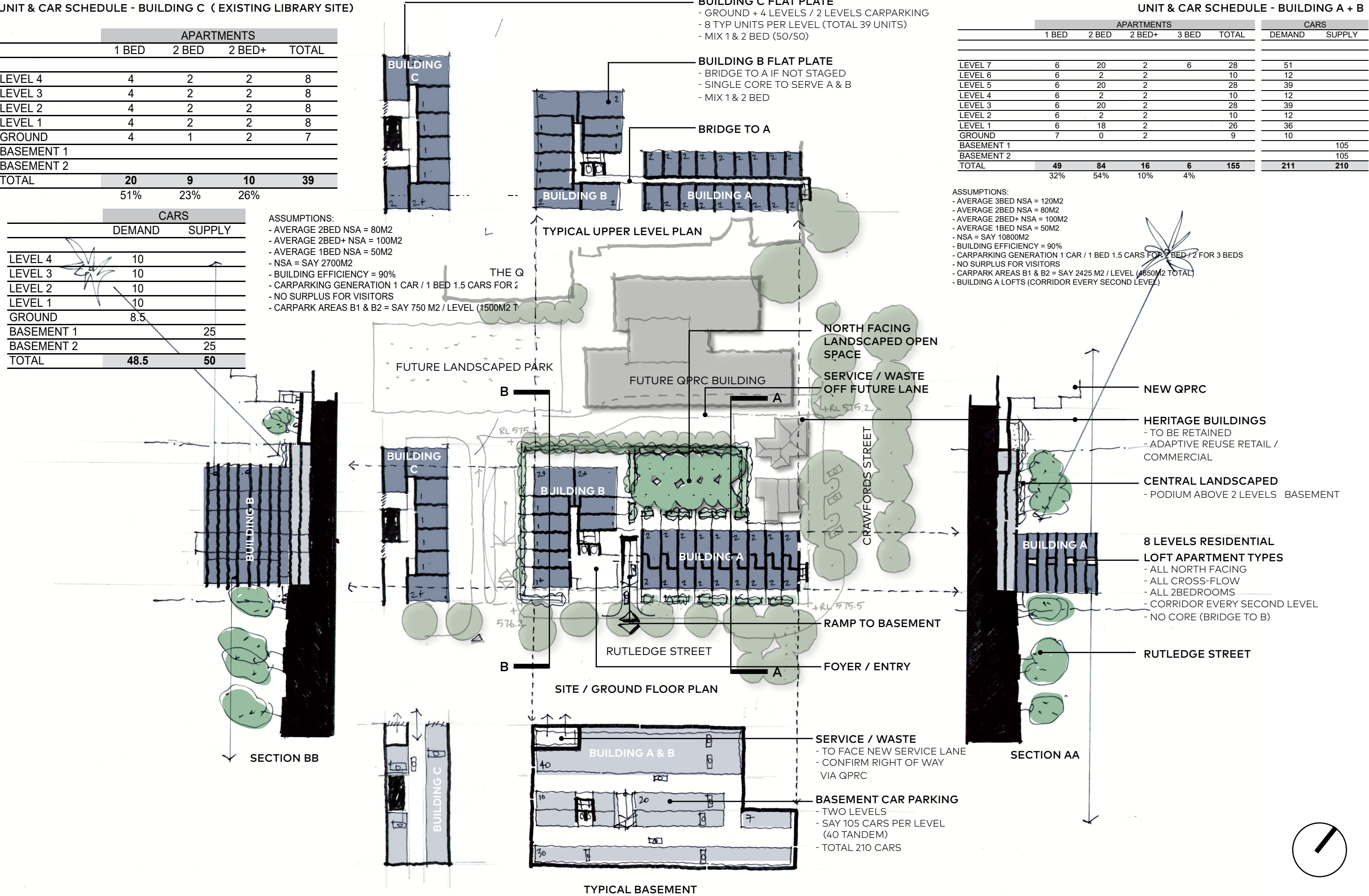
- ASSUMPTIONS:
- AVERAGE 2BED NSA = 80M2
 - AVERAGE 2BED+ NSA = 100M2
 - AVERAGE 1BED NSA = 50M2
 - NSA = SAY 2700M2
 - BUILDING EFFICIENCY = 90%
 - CARPARKING GENERATION 1 CAR / 1 BED 1.5 CARS FOR 2
 - NO SURPLUS FOR VISITORS
 - CARPARK AREAS B1 & B2 = SAY 750 M2 / LEVEL (1500M2 T

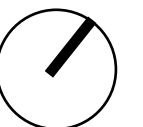
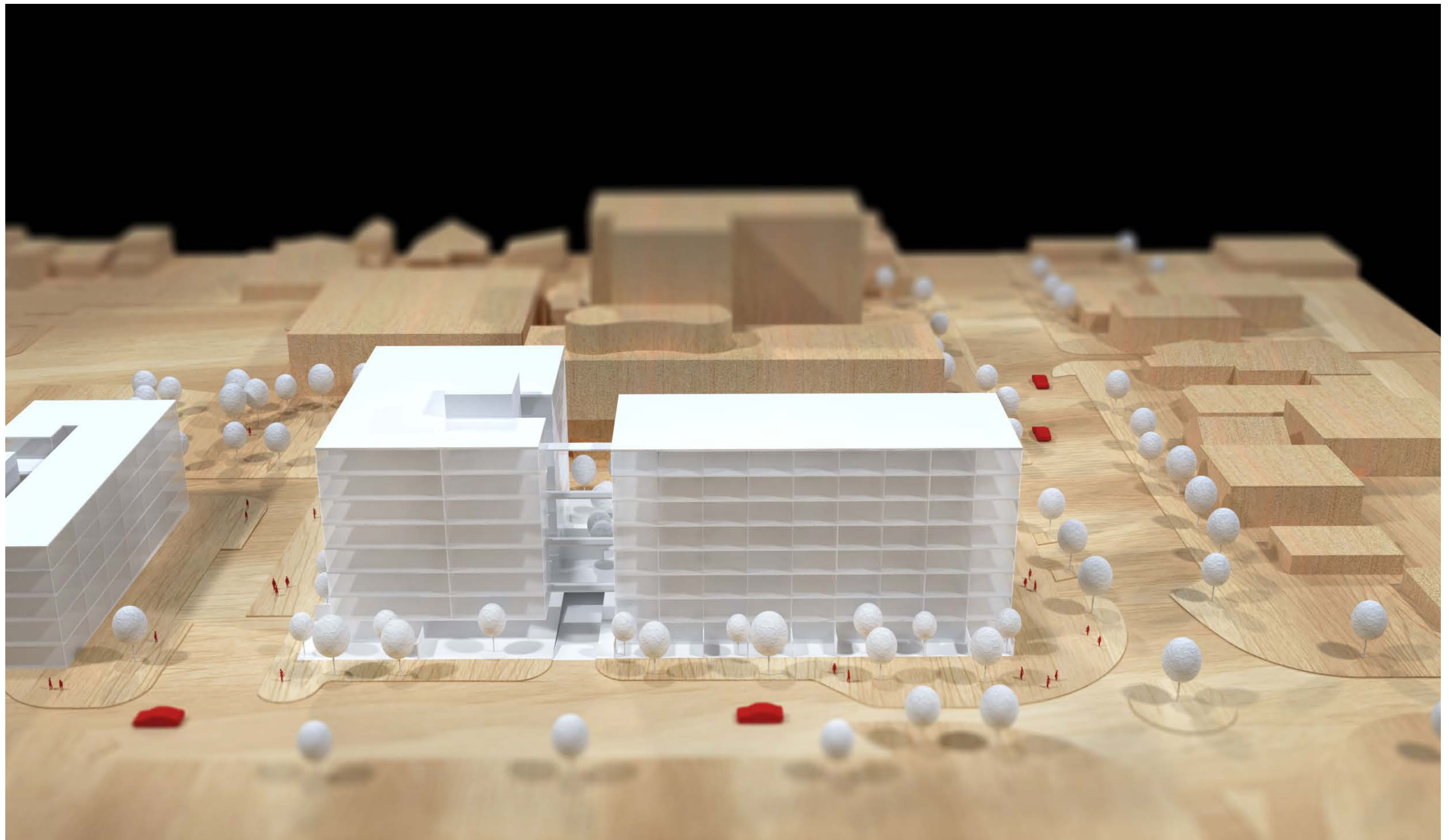
- BUILDING C FLAT PLATE**
- GROUND + 4 LEVELS / 2 LEVELS CARPARKING
 - 8 TYP UNITS PER LEVEL (TOTAL 39 UNITS)
 - MIX 1 & 2 BED (50/50)
- BUILDING B FLAT PLATE**
- BRIDGE TO A IF NOT STAGED
 - SINGLE CORE TO SERVE A & B
 - MIX 1 & 2 BED

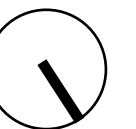
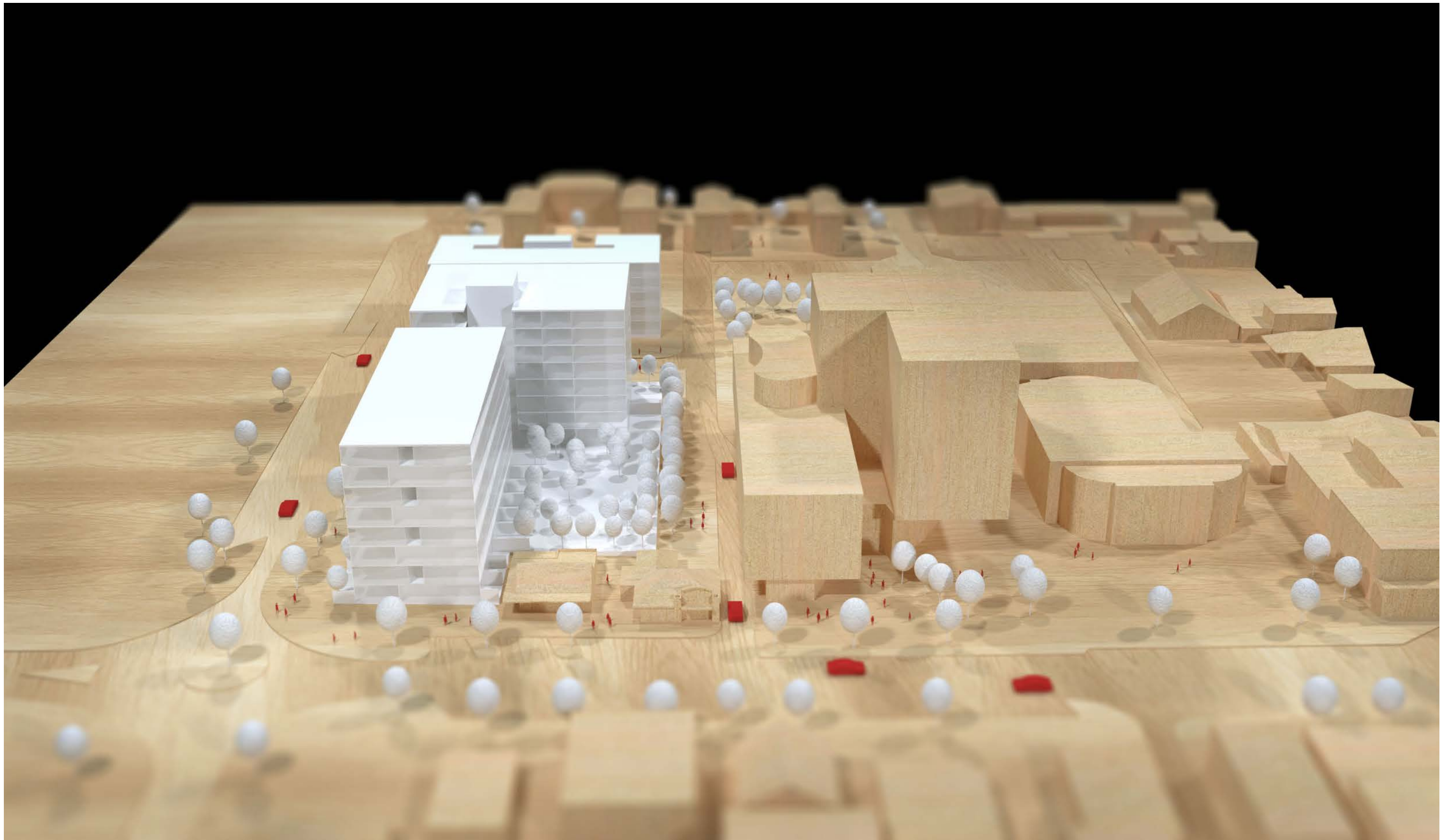
UNIT & CAR SCHEDULE - BUILDING A + B

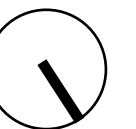
	APARTMENTS				TOTAL	CARS	
	1 BED	2 BED	2 BED+	3 BED		DEMAND	SUPPLY
LEVEL 7	6	20	2	6	28	51	
LEVEL 6	6	2	2		10	12	
LEVEL 5	6	20	2		28	39	
LEVEL 4	6	2	2		10	12	
LEVEL 3	6	20	2		28	39	
LEVEL 2	6	2	2		10	12	
LEVEL 1	6	18	2		26	36	
GROUND	7	0	2		9	10	
BASEMENT 1							105
BASEMENT 2							105
TOTAL	49	84	16	6	155	211	210
	32%	54%	10%	4%			

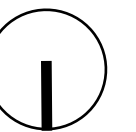
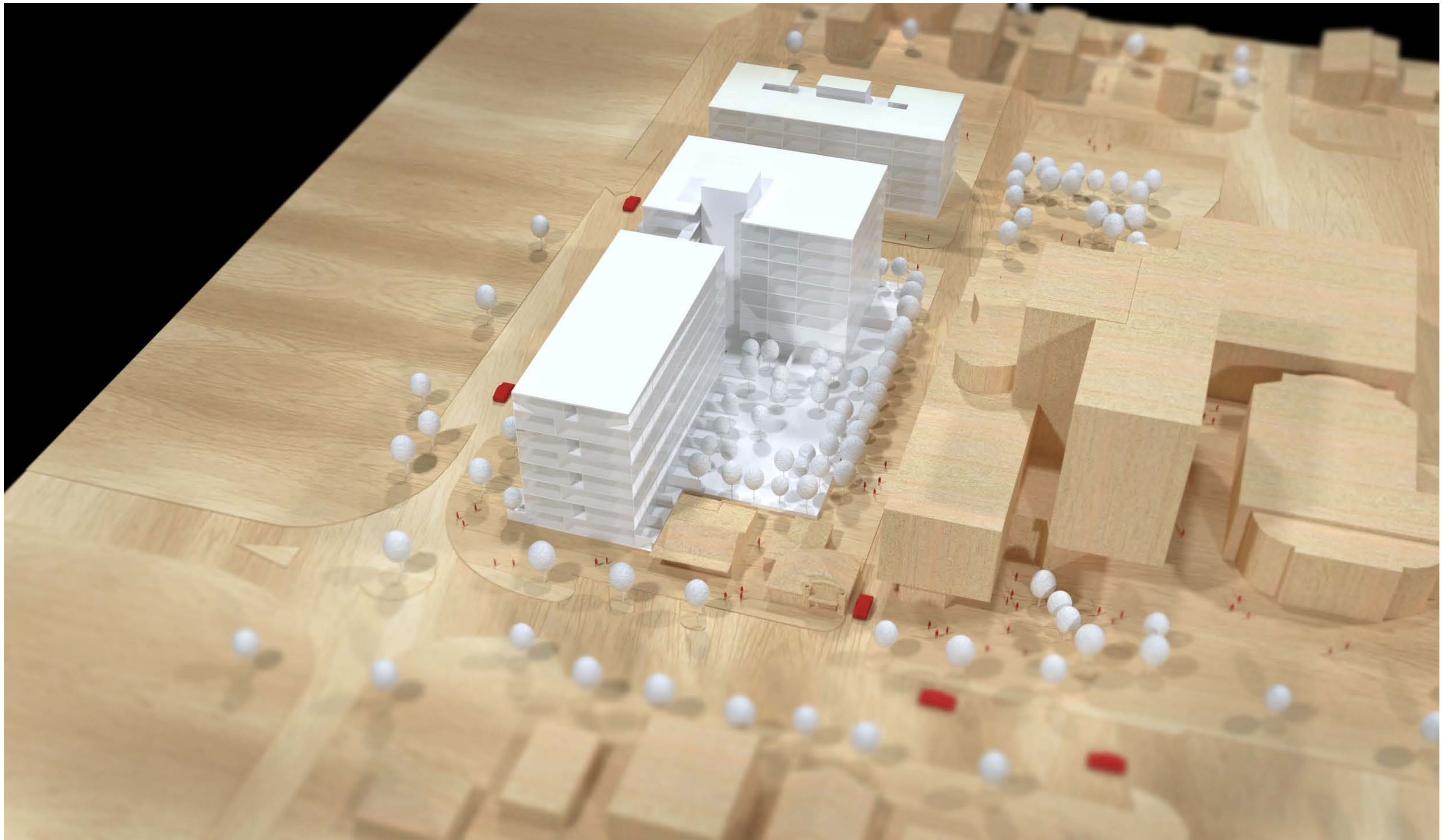
- ASSUMPTIONS:
- AVERAGE 3BED NSA = 120M2
 - AVERAGE 2BED NSA = 80M2
 - AVERAGE 2BED+ NSA = 100M2
 - AVERAGE 1BED NSA = 50M2
 - NSA = SAY 10800M2
 - BUILDING EFFICIENCY = 90%
 - CARPARKING GENERATION 1 CAR / 1 BED 1.5 CARS FOR 2 BED / 2 FOR 3 BEDS
 - NO SURPLUS FOR VISITORS
 - CARPARK AREAS B1 & B2 = SAY 2425 M2 / LEVEL (4850M2 TOTAL)
 - BUILDING A LOFTS (CORRIDOR EVERY SECOND LEVEL)











UNIT & CAR SCHEDULE - BUILDING B (EXISTING LIBRARY SITE)

	AREAS (m2)		CARS	
	GFA	NSA	DEMAND	SUPPLY
LEVEL 3	750	637.5	11.25	
LEVEL 2	750	637.5	11.25	
LEVEL 1	750	637.5	11.25	
GROUND	750	450	11.25	
BASEMENT 1				25
BASEMENT 2				25
TOTAL	3000	2363	45	50

ASSUMPTIONS:
- NET / GROSS SAY 80%
- CARPARKING GENERATION ASSUMES 1.5 CARS / 100M2 GFA
- SURPLUS OF SAY 5 CARS FOR VISITORS
- ASSUME RIGHT OF WAY VIA QPRC SITE FOR BOTH
- SERVICE (GROUND) AND CAR PARKING (BASEMENT).

TYPICAL BUILDING B FLOOR PLATE

- 4 X TYPICAL UPPER FLOOR PLATES
- SAY 750M2 GFA / 640M2 NLA

BUILDING B - BOUTIQUE COMMERCIAL

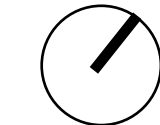
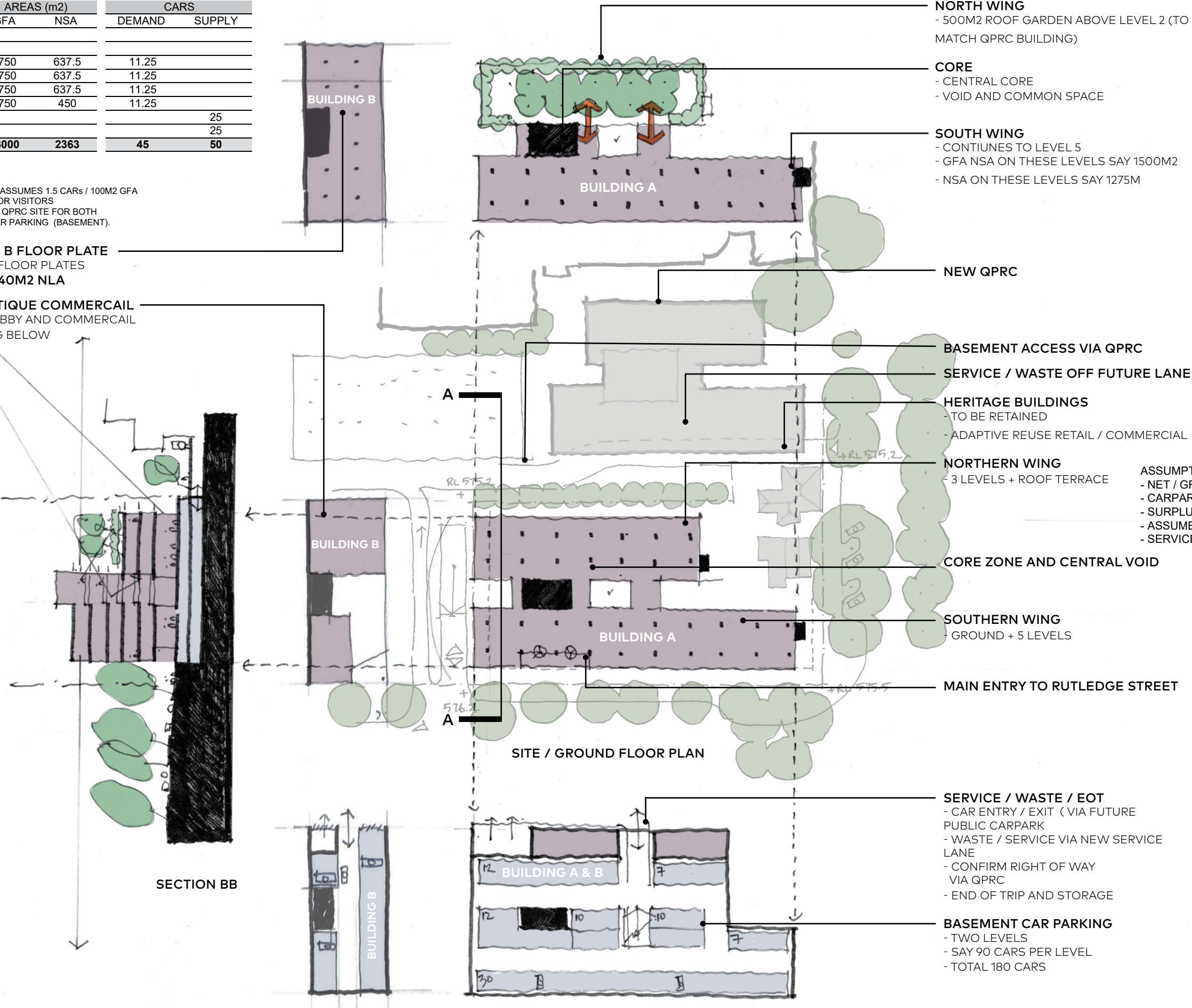
- GROUND FLOOR LOBBY AND COMMERCIAL
- LEVELS OF PARKING BELOW

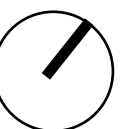
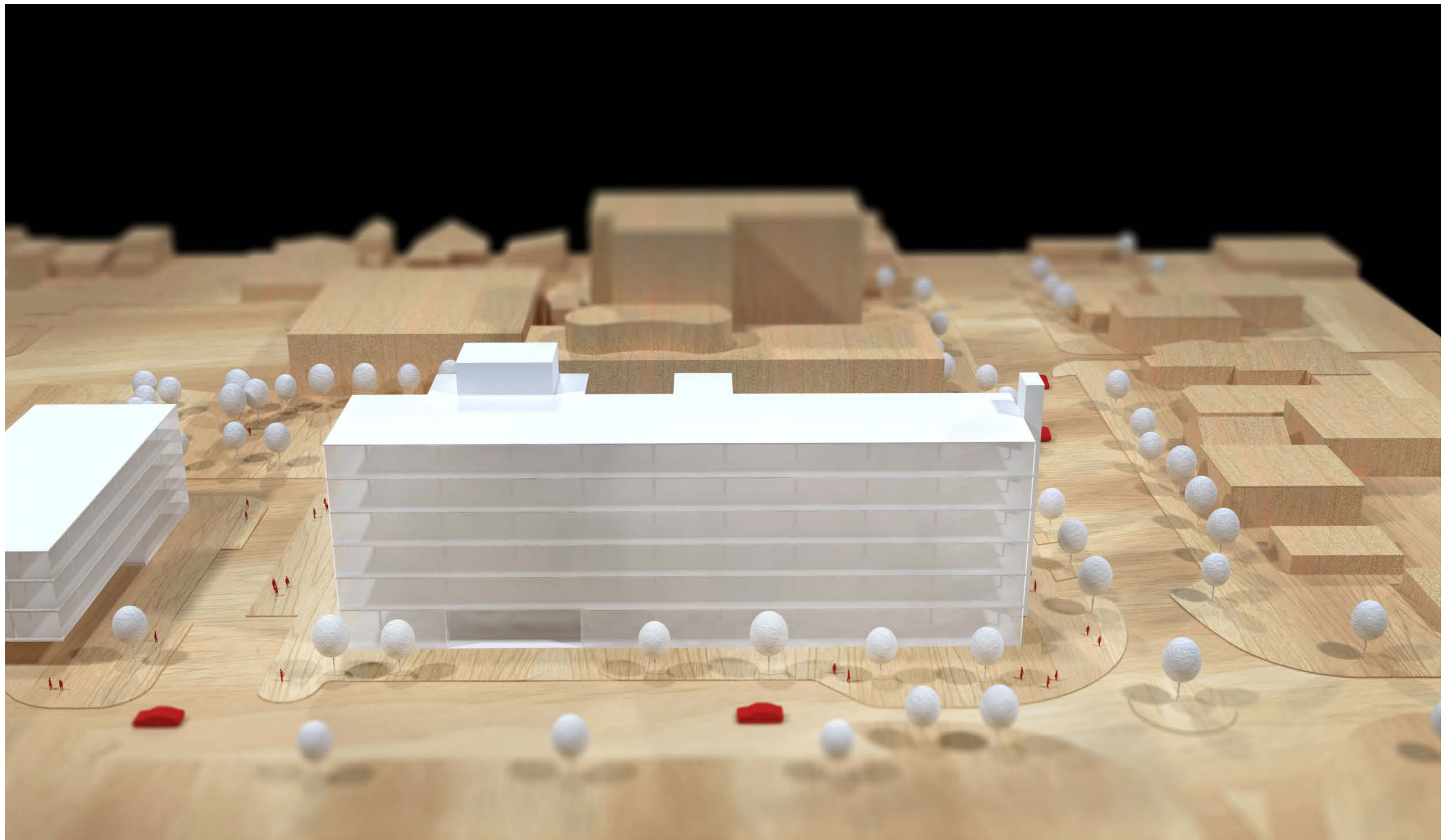
UNIT & CAR SCHEDULE - BUILDING A

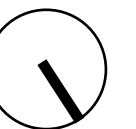
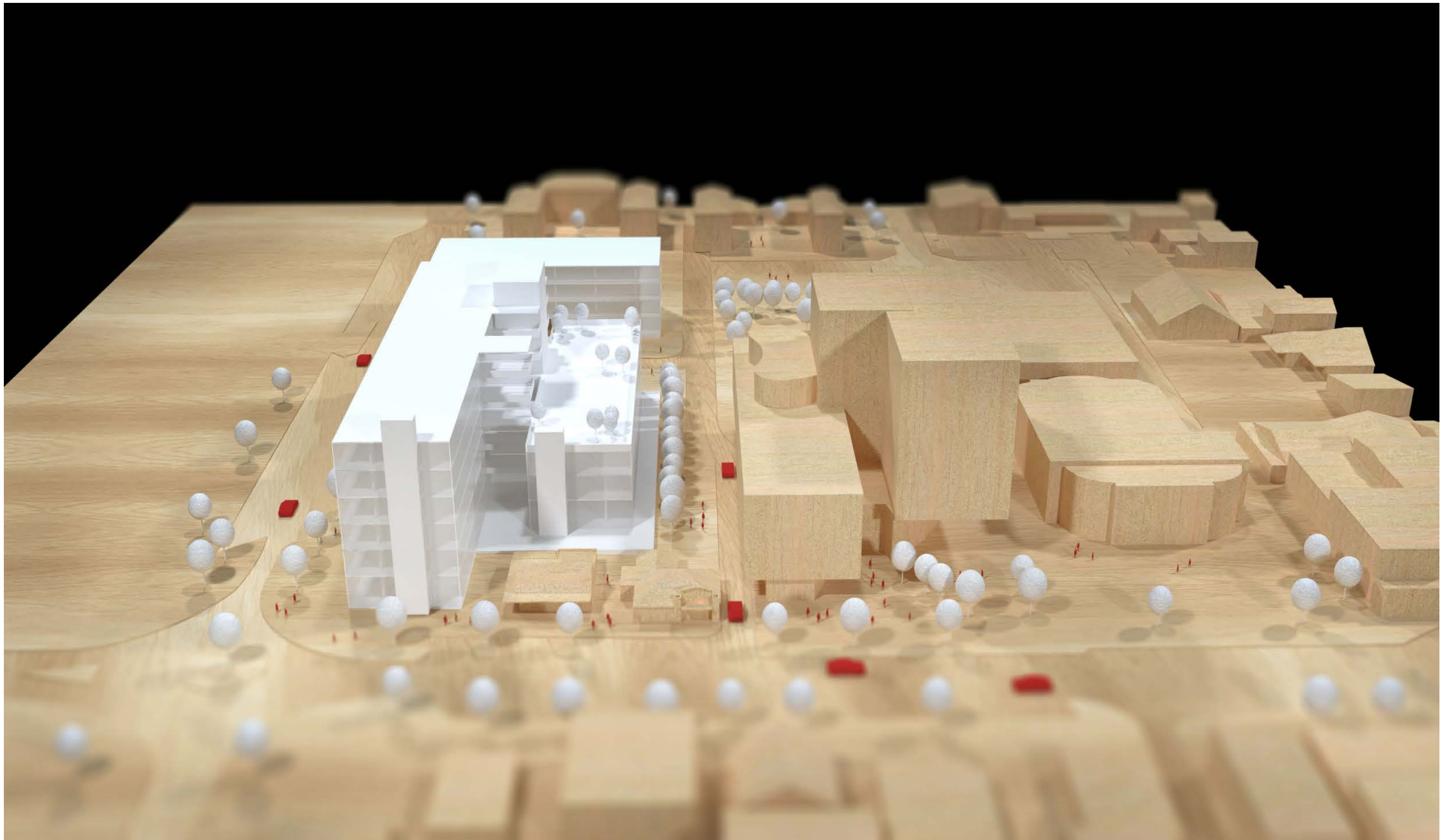
	AREAS (m2)	
	GFA	NSA
LEVEL 5	1500	1275
LEVEL 4	1500	1275
LEVEL 3	1500	1275
LEVEL 2	2000	1700
LEVEL 1	2000	1700
GROUND	1800	1530
BASEMENT 1		
BASEMENT 2		
TOTAL	10300	8755

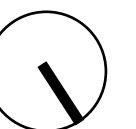
	CARS	
	DEMAND	SUPPLY
LEVEL 5	22.5	
LEVEL 4	22.5	
LEVEL 3	22.5	
LEVEL 2	30	
LEVEL 1	30	
GROUND	27	
BASEMENT 1		90
BASEMENT 2		90
TOTAL	155	180

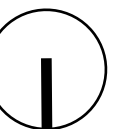
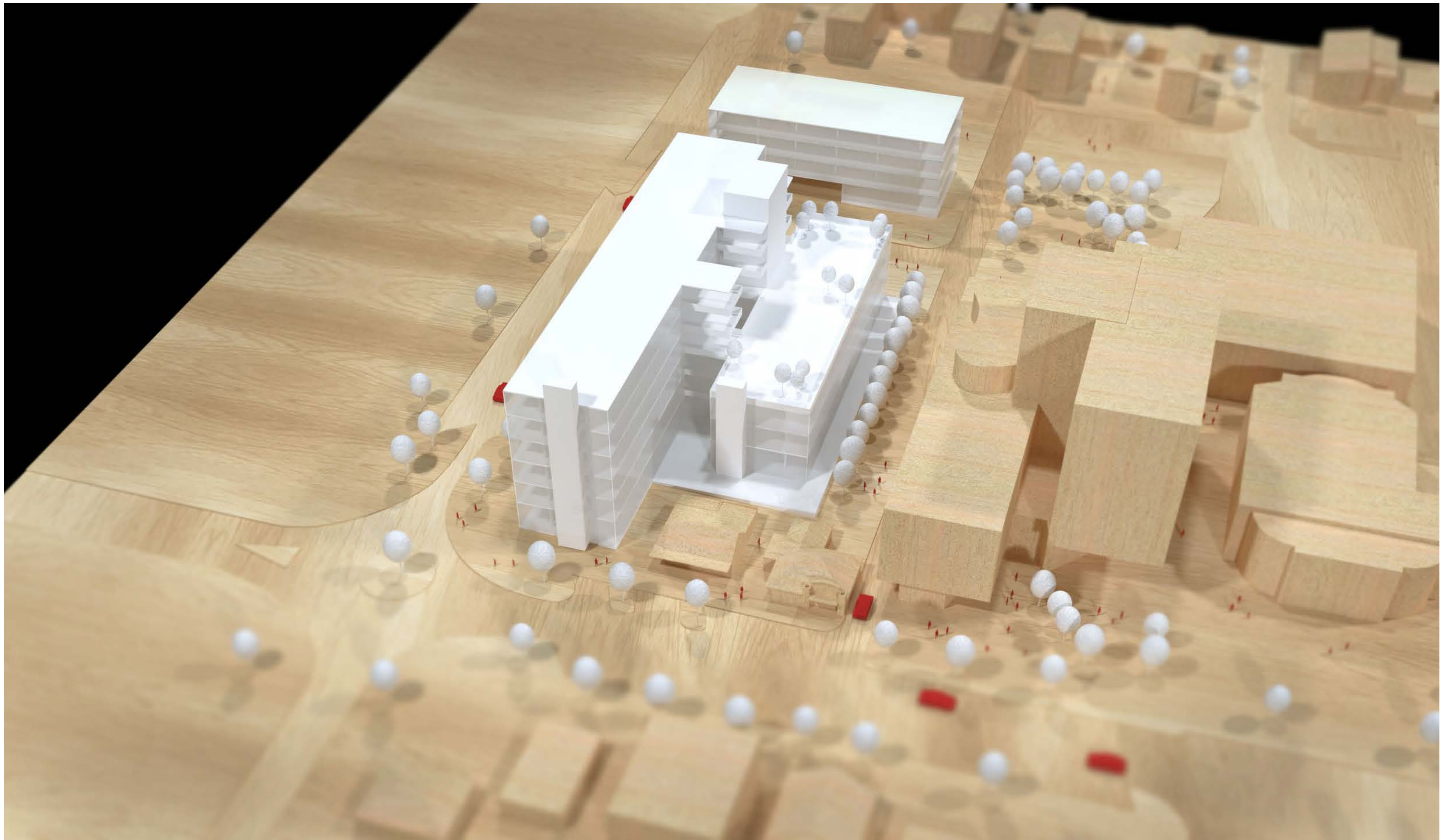
ASSUMPTIONS:
- NET / GROSS SAY 80%
- CARPARKING GENERATION ASSUMES 1.5 CARS / 100M2 GFA
- SURPLUS OF SAY 11 CARS FOR VISITORS
- ASSUME RIGHT OF WAY VIA QPRC SITE FOR BOTH
- SERVICE (GROUND) AND CAR PARKING (BASEMENT).











UNIT & CAR SCHEDULE - BUILDING C (EXISTING LIBRARY SITE)

APARTMENTS				RETAIL	
1 BED	2 BED	2 BED+	TOTAL	GFA	NSA
LEVEL 7					
LEVEL 6					
LEVEL 5					
LEVEL 4					
LEVEL 3					
LEVEL 2					
LEVEL 1					
GROUND				750	450
BASEMENT 1					
BASEMENT 2					
TOTAL				750	450
				50%	25%

COMMERCAIL		CARS	
GFA	NSA	DEMAND	SUPPLY
		0	
		0	
		0	
		10	
		10	
		10	
		18	
750	600	9	25
		18	25
750	600	57	50

ASSUMPTIONS:
- AVERAGE 2BED NSA = 80M2
- AVERAGE 2BED+ NSA = 100M2
- AVERAGE 1BED NSA = 50M2
- NSA = SAY 1100M2
- BUILDING EFFICIENCY = 90%
- CARPARKING GENERATION 1 CAR / 1 BED 1.5 CARS FOR 2 BED / 2 FOR 3 BEDS
- ASSUME SOME RETAIL PARKING WITHIN THE STREET
- CARPARK AREAS B1 & B2 = SAY 2425 M2 / LEVEL (4850M2 TOTAL)
- NET / GROSS COMMERCAIL SAY 80%
- CARPARKING GENERATION COMMERCAIL ASSUMES 1.5 CARS / 100M2 GFA
- CARPARKING GENERATION COMMERCAIL ASSUMES 4 CARS / 100M2 GFA

UNIT & CAR SCHEDULE - BUILDING A + B

APARTMENTS					RETAIL		COMMERCAIL		CARS	
1 BED	2 BED	2 BED+	3 BED	TOTAL	GFA	NSA	GFA	NSA	DEMAND	SUPPLY
LEVEL 7										
LEVEL 6										
LEVEL 5										
LEVEL 4										
LEVEL 3										
LEVEL 2										
LEVEL 1										
GROUND					1250	800	1700	1250	19	
BASEMENT 1							450	400	38	
BASEMENT 2										105
TOTAL					1250	800	2150	1650	210	210
					27%	58%				

ASSUMPTIONS:
- AVERAGE 3BED NSA = 120M2
- AVERAGE 2BED NSA = 80M2
- AVERAGE 2BED+ NSA = 100M2
- AVERAGE 1BED NSA = 50M2
- NSA = SAY 1080M2
- BUILDING EFFICIENCY = 90%
- CARPARKING GENERATION 1 CAR / 1 BED 1.5 CARS FOR 2 BED / 2 FOR 3 BEDS
- NO SURPLUS FOR VISITORS
- CARPARK AREAS B1 & B2 = SAY 2425 M2 / LEVEL (4850M2 TOTAL)
- BUILDING A LOFTS (CORRIDOR EVERY SECOND LEVEL)
- NET / GROSS COMMERCAIL SAY 80%
- CARPARKING GENERATION COMMERCAIL ASSUMES 1.5 CARS / 100M2 GFA
- CARPARKING GENERATION COMMERCAIL ASSUMES 4 CARS / 100M2 GFA

