YIELD SCHEDULE

DEVELOPMENT ANALYSIS YIELD SCHEDULE **TOTAL APARTMENTS 217**
33 JURGENS STREET, WOOLLOONGABBA
STAGE 1

	LEVEL	APARTMENT SCHEDULE							RETAIL SCHEDULE	AREAS			PARKING SCHEDULE (Stage 1 & 2)						OPEN SPACE/ LANDSCAPING		
	Apt Typ	Studio/ 1 Bed	1 Bed	1 Bed + Study	2 Bed 1 bath	2 Bed 2 bath	2 Bed 2 bath	Total	Retail	GBA (m^2) Stage 1	Site Cover (%) Stage 1	Site Cover (%) Stage 1 & 2	Stage 1	Stage 2	Total	Tandems	Motorcyles	Bikes	Private Open Space	Communal Open Space	Landscaping
TOWER	14		7	1	1	7	2	18		1662	35.2%	25.8%							268		
	13		7	1	1	7	2	18		1662									268		
	12		7	1	1	7	2	18		1662									268		
	11		7	1	1	7	2	18		1662									268		
	10		7	1	1	7	2	18		1662									268		
	9		7	1	1	7	2	18		1662									268		
	8		7	1	1	7	2	18		1662									268		
	7		7	1	1	7	2	18		1662									268		
	6		7	1	1	7	2	18		1662									268		
	5		7	2	1	6	2	18		2394	50.8%	37.1%							268		735
PODIUM	4	6	6	1	2			15		2602	55.2%	40.3%	30	15	45				179	1544	
	3	6	6	1	2			15		2602	55.2%	40.3%	14	10	24	12		128	179		
	2	7						7	331	2416	51.2%	37.5%	14	10	24	12	5	124	72		45
	1								69	2607	55.3%	40.4%	54	55	109		5	124			
BASEMENT	B1									2809	59.6%	43.6%	80	57	137			20			
	B2									2809	59.6%	43.6%	80	57	137			16			
	Total	**19**	**82**	**13**	**14**	**69**	**20**	**217**	**400**	33197			272	204	476	24	10	412	**3110**	**1544**	**780**
	Total Internal NSA	*950*	*4,346*	*832*	*1,022*	*5,106*	*1,840*	*13,146*	*400*												
	Total External NSA (balc)							*3,110*													
	TOTAL NSA							16,256													

DEVELOPMENT ANALYSIS YIELD SCHEDULE **TOTAL APARTMENTS 218**
33 JURGENS STREET, WOOLLOONGABBA
STAGE 2

	LEVEL	APARTMENT SCHEDULE				RETAIL SCHEDULE	AREAS			PARKING SCHEDULE (Stage 1 & 2)						OPEN SPACE/ LANDSCAPING		
	Apt Typ	1 Bed	2 Bed 2 bath	2 Bed 2 bath	Total	Retail	GBA (m^2) Stage 2	Site Cover (%) Stage 2	Site Cover (%) Stage 1 & 2	Stage 1	Stage 2	Total	Tandems	Motorcyles	Bikes	Private Open Space	Communal Open Space	Landscaping
TOWER	18	5	3	1	9		794	16.8%	12.3%							85		
	17	5	3	1	9		794									85		
	16	5	3	1	9		794									85		
	15	9	4	3	16		1355	28.7%	21.0%							204		
	14	9	4	3	16		1355									204		
	13	9	4	3	16		1355									204		
	12	9	4	3	16		1355									204		
	11	9	4	3	16		1355									204		
	10	9	4	3	16		1355									204		
	9	9	4	3	16		1355									204		
	8	9	4	3	16		1355									204		
	7	9	4	3	16		1355									204		
	6	9	4	3	16		1355									204		
	5	10	3	3	16		1474	31.3%	22.9%							204	1544	55
PODIUM	4	4	1	2	7		1498	31.8%	23.2%	30	15	45				210		13
	3	2		2	4		1630	34.6%	25.3%	14	10	24	12		128	49		
	2	3		1	4	255	1609	34.1%	24.9%	14	10	24	12	5	124	91		250
	1						1708	36.2%	26.5%	54	55	109		5	124			
BASEMENT	B1						1725	36.6%	26.7%	80	57	137			20			
	B2						1725	36.6%	26.7%	80	57	137			16			
	Total	**124**	**53**	**41**	**218**	**255**	27301			272	204	476	24	10	412	**2849**	**1544**	**318**
	Total Internal NSA	*6,448*	*3,816*	*3,157*	*13,421*	*255*												
	Total External NSA (balc)				*2,849*													
	TOTAL NSA				16,270													