

Cronulla Sharks Leagues Club Masterplan, Residential Component Yield Analysis

prepared in conjunction with Architectural drawings for Master Plan submission purposes

Note: This schedule has been prepared with reference to TAA drawings "Preferred Project Report" issued date 05/03/2101

Rev 10

Cronulla Sharks Leagues Club Masterplan, Residential Component

OVERALL SUMMARY

Note: This schedule has been prepared with reference to Turner + Associates Architects drawings dated 20.12.2011

Description					GFA*	NSA**	Target %ages			TOTAL	Retail GFA
	GBA***						22.5%	67.5%	10.0%		
							1-bed	2-bed	3-bed		
BUILDING A	Resi	6,239			4,660	4,505	5	47	2	54	310
	Car Park	0	drawn as	0	96.7%		9.3%	87.0%	3.7%		
BUILDING B	Resi	13,845			10,640	8,789	32	63	12	107	0
	Car Park	0	drawn as	0	82.6%		29.9%	58.9%	11.2%		
BUILDING C	Resi	752			770	735	0	8	0	8	0
	Car Park	0	drawn as	0	95.5%		0.0%	100.0%	0.0%		
BUILDING D	Resi	6,595			5,110	4,352	6	23	18	47	0
	Car Park	0	drawn as	0	85.2%		12.8%	48.9%	38.3%		
BUILDING E	Resi	14,649			11,450	9,430	49	63	12	124	0
	Car Park	0	drawn as	0	82.4%		39.5%	50.8%	9.7%		
BUILDING F	Resi	10,102			8,080	6,826	29	51	7	87	250
	Car Park	0	drawn as	0	84.5%		33.3%	58.6%	8.0%		
BUILDING G	Resi	13,300			10,030	8,824	13	76	12	101	170
	Car Park	0	drawn as	0	88.0%		12.9%	75.2%	11.9%		
BUILDING H	Resi	8,447			6,950	5,676	7	54	6	67	0
	Car Park	0	drawn as	0			10.4%	80.6%	9.0%		
TOTAL	Resi	73,929		0	57,690	49,137	141	385	69	595	730
	Retail	720			730	713					
	Car Park	29,770					23.7%	64.7%	11.6%		
	GBA Total	104,419			58,420	49,850					

NSA/GFA efficiency: 85.2%

* GFA to LEP template definition

AREA ANALYSIS

Note: This schedule has been prepared with reference to Turner + Associates Architects drawings dated 15.07.2011

AREA ANALYSIS																		
Site Area																		41,280
FSR																		1.415
GROSS FLOOR AREA (GFA)																		
	LG 02	LG 01	Ground	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	TOTAL	
BUILDING A																		
RESIDENTIAL	100	0	760	760	760	760	760	760	0	0	0	0	0	0	0	0	4,660	
COMMERCIAL	310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	310	
TOTAL	310	0	760	760	760	760	760	760	0	0	0	0	0	0	0	0	4,870	4,970
BUILDING B																		
RESIDENTIAL	0	0	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	640	640	640	640	0	0	10,640	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	640	640	640	640	0	10,640	10,640
BUILDING C																		
RESIDENTIAL	0	410	360	0	0	0	0	0	0	0	0	0	0	0	0	0	770	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	410	360	0	0	0	0	0	0	0	0	0	0	0	0	0	770	770
BUILDING D																		
RESIDENTIAL	0	550	760	760	760	760	760	760	0	0	0	0	0	0	0	0	5,110	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	550	760	760	760	760	760	760	0	0	0	0	0	0	0	0	5,110	5,110
BUILDING E																		
RESIDENTIAL	70	80	1,260	1,320	1,320	1,320	1,320	1,340	570	570	570	570	570	570	0	0	11,450	
COMMERCIAL	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	
TOTAL	320	80	1,260	1,320	1,320	1,320	1,320	1,340	570	570	570	570	570	570	0	0	11,700	11,700
BUILDING F																		
RESIDENTIAL	80	520	1,070	1,090	1,090	1,090	1,090	1,090	960	0	0	0	0	0	0	0	8,080	
COMMERCIAL	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	
TOTAL	250	520	1,070	1,090	1,090	1,090	1,090	1,090	960	0	0	0	0	0	0	0	8,250	8,250
BUILDING G																		
RESIDENTIAL	0	310	930	930	930	930	930	930	930	930	570	570	570	570	0	0	10,030	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	310	930	930	930	930	930	930	930	930	570	570	570	570	0	0	10,030	10,030
BUILDING H																		
RESIDENTIAL	70	650	830	900	900	900	900	900	900	0	0	0	0	0	0	0	6,950	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	70	650	830	900	900	900	900	900	900	0	0	0	0	0	0	0	6,950	6,950
GFA TOTAL																		
RESIDENTIAL	320	2,520	6,980	6,770	6,770	6,770	6,770	6,790	4,370	2,510	1,780	1,780	1,780	1,780	0	0	57,690	57,690
RETAIL	730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	730	730
TOTAL																	58,420	58,420

AREA ANALYSIS

Note: This schedule has been prepared with reference to Turner + Associates Architects drawings dated 15.07.2011

AREA ANALYSIS

GROSS BUILDING AREA (GBA)

	LG 02	LG 01	Ground	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	TOTAL	
BUILDING A																		
RESIDENTIAL	95	0	1,024	1,024	1,024	1,024	1,024	1,024								0	6,239	
COMMERCIAL	308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	308	
TOTAL	403	0	1,024	1,024	1,024	1,024	1,024	1,024	0	0	0	0	0	0	0	0	6,547	6,547
BUILDING B																		
RESIDENTIAL	0		1,258	1,285	1,285	1,285	1,285	1,285	1,285	1,285	898	898	898	898	0	0	13,845	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	1,258	1,285	1,285	1,285	1,285	1,285	1,285	1,285	898	898	898	898	0	0	13,845	13,845
BUILDING C																		
RESIDENTIAL	0	351	401	0	0	0	0	0	0	0	0	0	0	0	0	0	752	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	351	401	0	0	0	0	0	0	0	0	0	0	0	0	0	752	752
BUILDING D																		
RESIDENTIAL	47	704	974	974	974	974	974	974	0	0	0	0	0	0	0	0	6,595	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	47	704	974	974	974	974	974	974	0	0	0	0	0	0	0	0	6,595	6,595
BUILDING E																		
RESIDENTIAL	78	78	1,577	1,645	1,645	1,645	1,645	1,674	777	777	777	777	777	777			14,649	
COMMERCIAL	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	248	
TOTAL	326	78	1,577	1,645	1,645	1,645	1,645	1,674	777	777	777	777	777	777	0	0	14,897	14,897
BUILDING F																		
RESIDENTIAL	76	643	1,349	1,353	1,353	1,353	1,353	1,353	1,269	0	0	0	0	0	0	0	10,102	
COMMERCIAL	164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164	
TOTAL	240	643	1,349	1,353	1,353	1,353	1,353	1,353	1,269	0	0	0	0	0	0	0	10,266	10,266
BUILDING G																		
RESIDENTIAL	0	359	1,211	1,234	1,234	1,234	1,234	1,234	1,234	1,234	773	773	773	773	0	0	13,300	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	359	1,211	1,234	1,234	1,234	1,234	1,234	1,234	1,234	773	773	773	773	0	0	13,300	13,300
BUILDING H																		
RESIDENTIAL	68	717	1,050	1,102	1,102	1,102	1,102	1,102	1,102	0	0	0	0	0	0	0	8,447	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	68	717	1,050	1,102	1,102	1,102	1,102	1,102	1,102	0	0	0	0	0	0	0	8,447	8,447
GBA TOTAL																		
RESIDENTIAL	364	2,852	8,844	8,617	8,617	8,617	8,617	8,646	5,667	3,296	2,448	2,448	2,448	2,448	0	0	73,929	73,929
RETAIL	720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	720	720
TOTAL																	74,649	74,649

AREA ANALYSIS

Note: This schedule has been prepared with reference to Turner + Associates Architects drawings dated 15.07.2011

AREA ANALYSIS

NET SELLABLE AREA (NSA)

	LG 02	LG 01	Ground	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	TOTAL	
BUILDING A																		
RESIDENTIAL	0	0	647	647	647	647	647	635	635	0	0	0	0	0		0	4,505	
COMMERCIAL	302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	302	
TOTAL	302	0	647	647	647	647	647	635	635	0	0	0	0	0	0	0	4,807	4,807
BUILDING B																		
RESIDENTIAL	0	0	758	841	841	841	841	841	841	841	536	536	536	536	0	0	8,789	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	758	841	841	841	841	841	841	841	536	536	536	536	0	0	8,789	8,789
BUILDING C																		
RESIDENTIAL	0	343	392	0	0	0	0	0	0	0	0	0	0	0	0	0	735	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	343	392	0	0	0	0	0	0	0	0	0	0	0	0	0	735	735
BUILDING D																		
RESIDENTIAL	0	422	655	655	655	655	655	655	655	0	0	0	0	0	0	0	4,352	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	422	655	655	655	655	655	655	655	0	0	0	0	0	0	0	4,352	4,352
BUILDING E																		
RESIDENTIAL	0	0	1,053	1,087	1,087	1,087	1,087	1,119	485	485	485	485	485	485	0	0	9,430	
COMMERCIAL	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	248	
TOTAL	248	0	1,053	1,087	1,087	1,087	1,087	1,119	485	485	485	485	485	485	0	0	9,678	9,678
BUILDING F																		
RESIDENTIAL	0	434	871	938	938	938	938	938	831	0	0	0	0	0	0	0	6,826	
COMMERCIAL	163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	163	
TOTAL	163	434	871	938	938	938	938	938	831	0	0	0	0	0	0	0	6,989	6,989
BUILDING G																		
RESIDENTIAL	0	252	628	848	848	848	848	848	848	848	502	502	502	502	0	0	8,824	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	252	628	848	848	848	848	848	848	848	502	502	502	502	0	0	8,824	8,824
BUILDING H																		
RESIDENTIAL	0	725	391	760	760	760	760	760	760	0	0	0	0	0	0	0	5,676	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	725	391	760	760	760	760	760	760	0	0	0	0	0	0	0	5,676	5,676
NSA TOTAL																		
RESIDENTIAL	0	2,176	5,395	5,776	5,776	5,776	5,776	5,796	4,400	2,174	1,523	1,523	1,523	1,523	0	0	49,137	49,137
RETAIL	713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	713	713
TOTAL																	49,850	49,850

AREA ANALYSIS

Note: This schedule has been prepared with reference to Turner + Associates Architects drawings dated 15.07.2011

AREA ANALYSIS

NET SELLABLE AREA (NSA)

	LG 02	LG 01	Ground	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	TOTAL	
BUILDING A																		
RESIDENTIAL	0	0	647	647	647	647	647	635	635	0	0	0	0	0		0	4,505	
COMMERCIAL	302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	302	
TOTAL	302	0	647	647	647	647	647	635	635	0	0	0	0	0	0	0	4,807	4,807
BUILDING B																		
RESIDENTIAL	0	0	758	841	841	841	841	841	841	841	536	536	536	536	0	0	8,789	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	0	758	841	841	841	841	841	841	841	536	536	536	536	0	0	8,789	8,789
BUILDING C																		
RESIDENTIAL	0	343	392	0	0	0	0	0	0	0	0	0	0	0	0	0	735	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	343	392	0	0	0	0	0	0	0	0	0	0	0	0	0	735	735
BUILDING D																		
RESIDENTIAL	0	422	655	655	655	655	655	655	655	0	0	0	0	0	0	0	4,352	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	422	655	655	655	655	655	655	655	0	0	0	0	0	0	0	4,352	4,352
BUILDING E																		
RESIDENTIAL	0	0	1,053	1,087	1,087	1,087	1,087	1,119	485	485	485	485	485	485	0	0	9,430	
COMMERCIAL	248	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	248	
TOTAL	248	0	1,053	1,087	1,087	1,087	1,087	1,119	485	485	485	485	485	485	0	0	9,678	9,678
BUILDING F																		
RESIDENTIAL	0	434	871	938	938	938	938	938	831	0	0	0	0	0	0	0	6,826	
COMMERCIAL	163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	163	
TOTAL	163	434	871	938	938	938	938	938	831	0	0	0	0	0	0	0	6,989	6,989
BUILDING G																		
RESIDENTIAL	0	252	628	848	848	848	848	848	848	848	502	502	502	502	0	0	8,824	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	252	628	848	848	848	848	848	848	848	502	502	502	502	0	0	8,824	8,824
BUILDING H																		
RESIDENTIAL	0	725	391	760	760	760	760	760	760	0	0	0	0	0	0	0	5,676	
COMMERCIAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	0	725	391	760	760	760	760	760	760	0	0	0	0	0	0	0	5,676	5,676
NSA TOTAL																		
RESIDENTIAL	0	2,176	5,395	5,776	5,776	5,776	5,776	5,796	4,400	2,174	1,523	1,523	1,523	1,523	0	0	49,137	49,137
RETAIL	713	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	713	713
TOTAL																	49,850	49,850

PARKING ANALYSIS

Note: This schedule has been prepared with reference to Turner + Associates Architects drawings dated 15.07.2011

Description	Apartment Type / Area	1 bed 1 bed	1 bed + study	2 bed 2 bed	2 bed + study	3 bed 3 bed	3 bed + study			TOTAL
Car Paring Rates										
Apartments		1.0	1.0	1.0	1.0	2.0	2.0			
Apartment Visitor										
Minimum								0.125	(1 space per 8 dwellings)	
Retail										
Minimum								0.033	(1 space per 30sqm)	
Bicycle Parking, Apartments										
Minimum										
Bicycle Parking, Visitors										
Minimum										
Bicycle Parking, Retail										
Minimum										

PARKING YIELD		1 bed	2 bed	3 bed	Visitors		
BUILDING A							
Apartment Mix		5	47	2	54		
Parking Rate		5.0	47.0	4.0	6.8	63	spaces
						0.0	sqm/space
BUILDING B							
Apartment Mix		32	63	12	107		
Parking Rate		32.0	63.0	24.0	13.4	132	spaces
						0.0	sqm/space
BUILDING C							
Apartment Mix		0	8	0	8		
Parking Rate		0.0	8.0	0.0	1.0	9	spaces
						0.0	sqm/space
BUILDING D							
Apartment Mix		6	23	18	47		
Parking Rate		6.0	23.0	36.0	5.9	71	spaces
						0.0	sqm/space
BUILDING E							
Apartment Mix		49	63	12	124		
Parking Rate		49.0	63.0	24.0	15.5	152	spaces
						0.0	sqm/space
BUILDING F							
Apartment Mix		29	51	7	87		
Parking Rate		29.0	51.0	14.0	10.9	105	spaces
						0.0	sqm/space
BUILDING G							
Apartment Mix		13	76	12	101		
Parking Rate		13.0	76.0	24.0	12.6	126	spaces
						0.0	sqm/space
BUILDING H							
Apartment Mix		7	54	6	67		
Parking Rate		7.0	54.0	12.0	8.4	81	spaces
						0.0	sqm/space
Retail							
GFA (sqM)	730					24	spaces
Total Parking						762	spaces
Parking Provided						883	Spaces
						Car park area	0 sqm
						Area/car space	0.00 sqm/space