

Combined Development
Area Mix and Yield Schedule

Code H180W
Revision 3
Date 24/4/2026
Doc Number H180W AH SCHED COMBINED

SITE LEVEL	BUILDING HEIGHTS		AFFORDABLE HOUSING MIX					RESIDENTIAL MIX							TOTAL MIX	GFA								
	RL	FLOOR TO FLOOR	Studio	1B	2B	3B	Sub Total	Studio	1B+	2B	2B+	3B	3B+	3B++	PH	Sub Total	TOTAL	AH	Resi	Retail	Communal	Sub Total		
	m	mm	55sqm	77sqm	99sqm		55-60sqm	80-90sqm	90sqm	115-125sqm	135-150sqm	160-180sqm	220sqm				m ²	m ²	m ²	m ²				
Roof	85.47		All Affordable Units are Silver Living Rating																					
Level 18	82.17	3.3																	140				140	
Level 17	78.87	3.3												2	2	2			516				516	
Level 16	75.67	3.2												2	2	2			603				603	
Level 15	72.47	3.2											1	2	3	3			626				626	
Level 14	69.02	3.45												2	5	5			674				674	
Level 13	69.02	3.45												2	5	5			674				674	
Level 12	65.82	3.2												2	5	5			674				674	
Level 11	62.62	3.2												2	5	5			674				674	
Level 10	59.42	3.2												2	5	5			674				674	
Level 09	56.12	3.3												2	5	5			748	0			748	
Level 08	52.92	3.2												2	7	7			1566				1566	
Level 07	49.72	3.2												2	10	10			2071				2071	
Level 06	46.52	3.2												4	14	14			2263				2263	
Level 05	43.32	3.2												4	16	16			2379				2379	
Level 04	40.12	3.2												3	18	18			2358				2358	
Level 03	36.92	3.2		10	5		15							1	9	24			1217	1095			2312	
Level 02	33.72	3.2		10	5		15							3	13	28			1263	1602			2865	
Level 01	30.52	3.2		10	5		15							3	13	28			1263	1602			2865	
Mezzanine	27.32	3.2		5	4		9							1	14	23			772	1851			2623	
Upper Ground [William St]	24.12	3.2		1	3		4							1	11	15			439	1501	640		2580	
Retail Laneway [Dowling St]	20.92	3.2												1	10	10			0	1190	0		1190	
Plaza [Forbes St]	16.42	4.5													2	2			0	456.7	1031	168	1655	
Basement 01 [Judge Lane]	12.3	4.12													3	3			0	179	72	56	306	
Basement 02	9.2	3.1																					0	
Basement 03	6.1	3.1																						0
Basement 04	3	3.1																						0
TOTALS				0	36	22	0	58		0	19	50	9	11	38	37	13	177	235	4,954	26,116	1,743	224	33036
Sub Mix (%)																								
Total Mix Count				36	22	0	58		19	59	99													
Total Percentile									23.4%	34.5%	42.1%													
Unit Target Mix							60		18	71														
Target Mix									10%	40%														

YIELD & GFA SUMMARY

William East	13,248	
William West	12,756	
Forbes Street	2,835	
Dowling Street	4,198	
Total Proposed GFA	33,036	
Build To Sell GFA	26,314	
Affordable Housing GFA	4,979	(Communal GFA pro-rata to Affordable portion)
Retail GFA	1,743	
GFA Target (AH Uplift - SSDA)	33,036	
Achieved AH GFA %	15.1%	
Difference	0	

Notes :

Sites total area = 6,398

Build To Sell Units

William East	84
William West	37
Forbes Street	26
Dowling Street	30
Total Build to Sell Units	177

Affordable Housing Unit

William East	0
William West	58
Forbes Street	0
Dowling Street	0
Total Affordable Units	58

FSR 5.16