

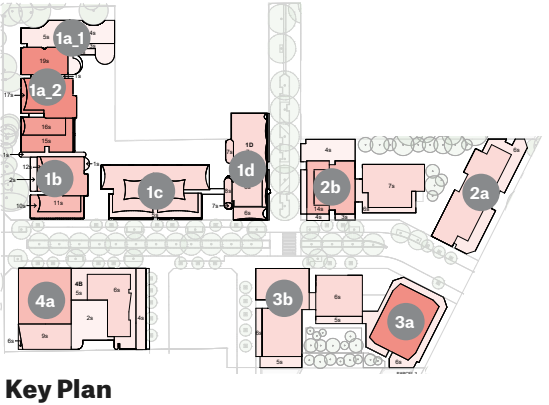
Appendix A3

Yield

Appendix A3 - Yield Summary

Yield Analysis881-885 Bourke St, Waterloo

Prepared by:	Bates Smart + SJB	
Revision	F	
Date	5/9/2025	



Area Analysis	Apartment Mix	to 19	ADG
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Building	Use	Residential		Non-residential					BTR Amenities					Total		Apartments						Cross-vent (first 9 levels)	2hrs solar	No sun							
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA				St < 35sq	Studio	1 bed	2 bed	3+ bed	Total	
1A_1	BTR	1445	923	779			614	540	529			0	0	0			2059	1463	1308			0	0	0	6	3	9	9	9	9	0
1A_2	BTR	14871	11005	8733			0	0	0			152	132	129			15023	11137	8862			0	0	105	33	5	143	74	28	140	2
1B	BTR	6290	4185	4024			0	0	0			58	44	0			6348	4229	4024			0	0	12	20	12	44	33	33	32	0
1C	BTR	4285	3178	2654			110	101	0			674	599	0			5069	3878	2654			0	0	18	18	2	38	38	20	19	16
1D	BTR	3439	2197	1830			422	375	370			465	255	0			4326	2827	2200			0	40	5	0	0	45	45	30	0	0
Parcel 1 Total		30330	21488	18020			1146	1016	899			1349	1030	129			32825	23534	19048	72%	81%	0	40	140	77	22	279	199	120	200	18
Mix																					0%	14%	50%	28%	8%	100%	9 lvls	60%	72%	6%	

Building	Use	Residential			Non-residential					BTR Amenities					Total					Apartments							Cross-vent (first 9 levels)	2hrs solar	No sun		
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35sq	Studio	1 bed	2 bed	3+ bed				Total	
2A	AH	5857	3637	3085			0	0	0			0	0	0			5857	3637	3085			0	0	21	20	2	43	43	28	34	0
2B	BTR	10792	7375	5655			0	459	0			0	1164	0			10792	8998	5655			124	12	27	1	1	165	115	94	117	19
Parcel 2 Total		16649	11012	8740	66%	79%	0	459	0			0	1164	0			16649	12635	8740	76%	69%	124	12	48	21	3	208	158	122	151	19
Mix																					60%	6%	23%	10%	1%	100%	9 lvs	77%	73%	9%	

Building	Use	Residential		Non-residential					BTR Amenities					Total		Apartments							Cross-vent (first 9 levels)	2hrs solar	No sun									
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35sq				Studio	1 bed	2 bed	3+ bed	Total				
3A - BTR	BTR	19640	11156	9462			0	2059	0			0	210	0			19640	13425	9462			44	0	44	60	8	156	24	20	119	4			
3A - AFF	AH	3156	2280	1962			0	0	0			0	0	0			0	0	3156			2280	1962	0	0	18	12		0	30	5	4	24	0
3B	BTR	6657	4693	3789			0	232	0			0	0	0			0	0	6657			4925	3789	8	0	26	22		3	59	59	36	43	6
Parcel 3 Total		29453	18129	15213	62%	84%	0	2291	0			0	210	0			29453	20630	15213	70%	74%	52	0	88	94	11	245	88	60	186	10			
Mix																					21%	0%	36%	38%	4%	100%	9 lvls	68%	76%	4%				

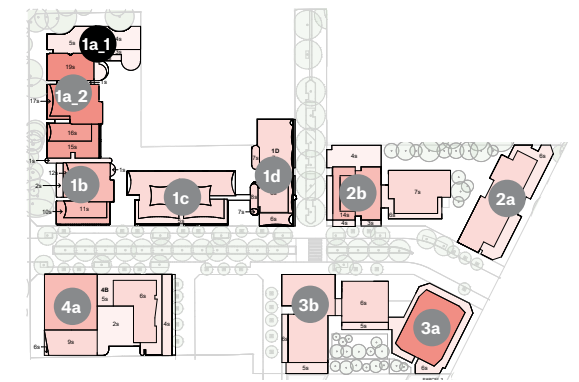
Building	Use	Residential					Non-residential					BTR Amenities					Total					Apartments					Cross-vent (first 9 levels)	2hrs solar	No sun		
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35sq	Studio	1 bed	2 bed	3+ bed				Total	
4A	BTR	11924	7620	5913			903	690	628			118	43	43			12945	8353	6584			54	5	32	26	1	118	90	57	91	4
Parcel 4 Total		11924	7620	5913	64%	78%	903	690	628			118	43	43			12945	8353	6584	65%	79%	54	5	32	26	1	118	90	57	91	4
Mix																					46%	4%	27%	22%	1%	100%	9 lvs	63%	77%	3%	

Building	Residential			Non-residential			BTR Amenities			Total			Apartments					Cross-vent (first 9 levels)	2hrs solar	No sun										
	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35sq	Studio				1 bed	2 bed	3+ bed	Total	9 lvs					
Stage 1 Total (1+4)	42254	29108	23933			2049	1706	1527			1467	1073	172			45770	31887	25632			54	45	172	103	23	397	289	177	291	22
Stage 2 Total (2+3)	46102	29141	23953			0	2750	0			0	1374	0			46102	33265	23953	Mix	14%	11%	43%	26%	6%	100%		61%	73%	6%	
																				176	12	136	115	14	453	246	182	337	29	
Grand Total	88356	58249	47886			2049	4456	1527			1467	2447	172			91872	65152	49585	Mix	39%	3%	30%	25%	3%	100%		74%	74%	6%	
																				230	57	308	218	37	850	535	359	628	51	
																				Mix	27%	7%	36%	26%	4%	100%		67%	74%	6%

Overall Mix	Total GBA	GFA	NSA	Apartments St < 35sq	Studio	1 bed	2 bed	3+ bed	Total	9 lvs	Cross-vent (first 9 levels)	2hrs solar	No sun
BTR Subtotal		59235		230	57	269	186	35	777	487	327	570	51
				30%	7%	35%	24%	5%			67%	73%	7%
Affordable Subtotal		5917		0	0	39	32	2	73	48	32	58	0
		9.1%		0%	0%	53%	44%	3%			67%	79%	0%
				Target			60%	35%	5%	100%			

Appendix A3 - Yield

Building 1a



Yield Analysis	881-885 Bourke St, Waterloo
Building 1a.1	

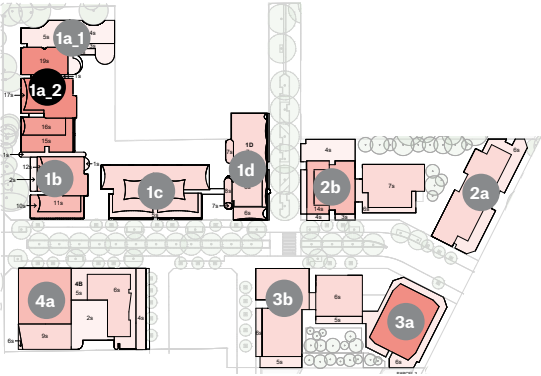
Prepared by:	SJB
Revision	F
Date	5/9/2025

[illegible]

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	2059	1463	#DIV/0!	0	1308

Appendix A3 - Yield

Building 1a



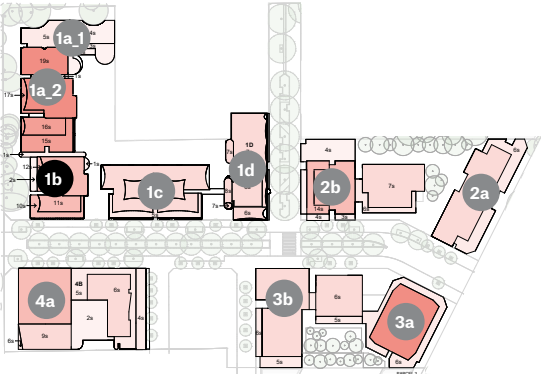
Yield Analysis		881-885 Bourke St, Waterloo
Building 1a.2		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	SJB	
Revision	F	
Date	5/9/2025	

Area Analysis																					Apartment Mix						ADG						
Level	RL	Residential					Non-residential			BTR Amenities					Total					Apartments						Cross-vent (first 9 levels)	2hrs solar	No sun					
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35	Studio	1 bed	2 bed				3+ bed	Total			
																</																	

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	15023	11137	#DIV/0!	0	8862

Appendix A3 - Yield

Building 1b



Key Plan

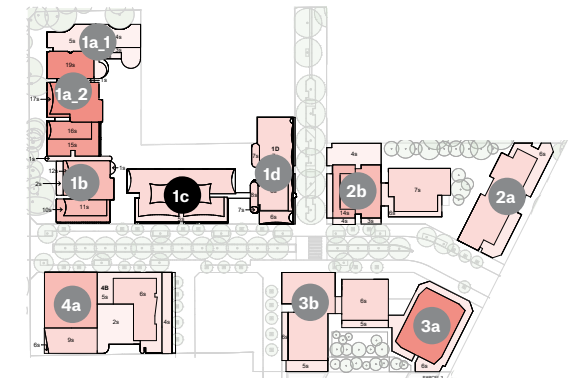
Yield Analysis		881-885 Bourke St, Waterloo
Building 1b		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	SJB	
Revision	F	
Date	5/9/2025	

Area Analysis																					Apartment Mix						ADG					
Level	RL	Residential			GFA/GBA	NSA/GFA	Non-residential			GFA/GBA	NSA/GFA	BTR Amenities			GFA/GBA	NSA/GFA	Total			GFA/GBA	NSA/GFA	Apartments						Total	Cross-vent (first 9 levels)	2hrs solar	No sun	
		GBA	GFA	NSA			GBA	GFA	NSA			GBA	GFA	NSA			GBA	GFA	NSA			St < 35	Studio	1 bed	2 bed	3+ bed						
																	</															

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	6348	4229	#DIV/0!	0	4024

Appendix A3 - Yield

Building 1c



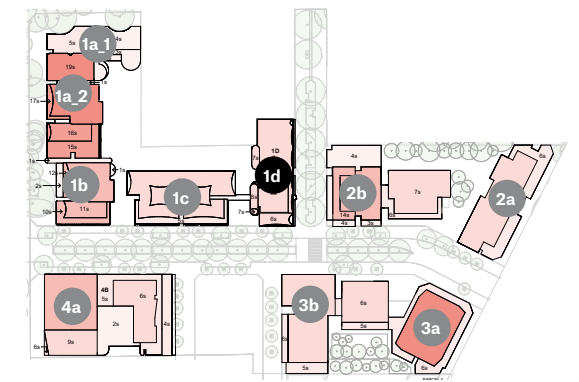
Yield Analysis		881-885 Bourke St, Waterloo	
Building 1c			
		Competitor input required in blue cells with red text ONLY	
Prepared by:	SJB		
Revision	F		
Date	5/9/2025		

[illegible]

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	5069	3878	#DIV/0!	0	2654

Appendix A3 - Yield

Building 1d



Key Plan

Yield Analysis	881-885 Bourke St, Waterloo
Building 1d	

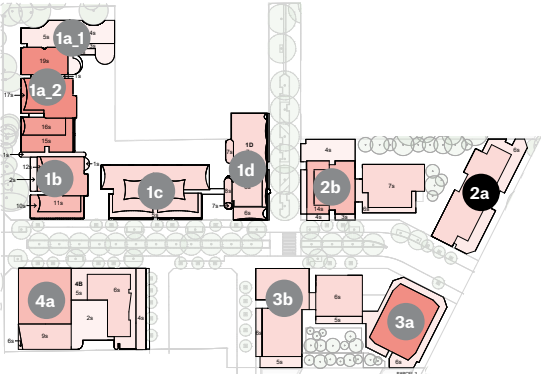
Prepared by:	SJB
Revision	F
Date	5/9/2025

[illegible]

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	4326	2827	#DIV/0!	0	2200

Appendix A3 - Yield

Building 2a - Affordable



Key Plan

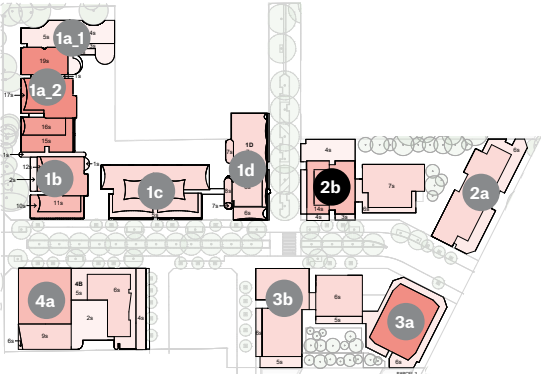
Yield Analysis		881-885 Bourke St, Waterloo
Building 2a		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	Bates Smart	
Revision	F	
Date	5/9/2025	

Area Analysis																						Apartment Mix						ADG								
Level	RL	Residential					Non-residential					BTR Amenities					Total					Apartment Mix						Cross-vent			2hrs solar	No sun				
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35	Studio	1 bed	2 bed	3+ bed	Total	(first 9 levels)								
Level 33																																				
Level 32																																				
Level 31																																				
Level 30																																				
Level 29																																				
Level 28																																				
Level 27																																				
Level 26																																				
Level 25																																				
Level 24																																				
Level 23																																				
Level 22																																				
Level 21																																				
Level 20																																				
Level 19																																				
Level 18																																				
Level 17																																				
Level 16																																				
Level 15																																				
Level 14																																				
Level 13																																				
Level 12																																				
Level 11																																				
Level 10																																				
Level 9																																				
Level 8																																				
Level 7																																				
Level 6		580	407	345	70%	85%				0%	0%				0%	0%	580	407	345	70%	85%	-	-	1	-	2	3						3	4	0	
Level 5		883	646	548	73%	85%				0%	0%				0%	0%	883	646	548	73%	85%	-	-	4	4	-	8						5	7	0	
Level 4		883	646	548	73%	85%				0%	0%				0%	0%	883	646	548	73%	85%	-	-	4	4	-	8						5	7	0	
Level 3		883	646	548	73%	85%				0%	0%				0%	0%	883	646	548	73%	85%	-	-	4	4	-	8						5	6	0	
Level 2		883	646	548	73%	85%				0%	0%				0%	0%	883	646	548	73%	85%	-	-	4	4	-	8						5	5	0	
Level 1		883	646	548	73%	85%				0%	0%				0%	0%	883	646	548	73%	85%	-	-	4	4	-	8						5	5	0	
Ground		862	0	0	0%	0%	0	0	0	0%	0%				0%	0%	862	0	0	0%	0%	-	-	-	-	-	0									
Total		5857	3637	3085	62%	85%	0	0	0	0%	0%	0	0	0	0%	0%	5857	3637	3085	62%	85%	0	0	21	20	2	43	43	28	34	0					
Mix																						0%	0%	49%	47%	5%	100%	level 9	65%	79%	0%					
																																		60%	70%	15%

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	5857	3637	#DIV/0!	0	3085

Appendix A3 - Yield

Building 2b



Key Plan

Yield Analysis		881-885 Bourke St, Waterloo
Building 2b		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	Bates Smart	
Revision	F	
Date	5/9/2025	

Area Analysis																					Apartment Mix									ADG		
Level	RL	Residential					Non-residential			BTR Amenities					Total					Apartment Mix						Cross-vent			2hrs solar	No sun		
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35	Studio	1 bed	2 bed	3+ bed	Total	(first 9 levels)				
Level 33																																
Level 32																																
Level 31																																
Level 30																																
Level 29																																
Level 28																																
Level 27																																
Level 26																																
Level 25																																
Level 24																																
Level 23																																
Level 22																																
Level 21																																
Level 20																																
Level 19																																
Level 18																																
Level 17																																
Level 16																																
Level 15																																
Level 14		324	170	116	52%	68%				0%	0%				0%	0%	324	170	116	52%	68%	1	-		1	-	2			2	0	
Level 13		432	328	256	76%	78%				0%	0%				0%	0%	432	328	256	76%	78%	7	-	1	-	-	8			7	0	
Level 12		432	328	256	76%	78%				0%	0%				0%	0%	432	328	256	76%	78%	7	-	1	-	-	8			7	0	
Level 11		432	328	256	76%	78%				0%	0%				0%	0%	432	328	256	76%	78%	7	-	1	-	-	8			7	0	
Level 10		432	328	256	76%	78%				0%	0%				0%	0%	432	328	256	76%	78%	7	-	1	-	-	8			7	0	
Level 9		432	328	256	76%	78%				0%	0%				0%	0%	432	328	256	76%	78%	7	-	1	-	-	8			7	0	
Level 8		432	328	256	76%	78%				0%	0%				0%	0%	432	328	256	76%	78%	7	-	1	-	-	8			7	0	
Level 7		432	328	256	76%	78%				0%	0%				0%	0%	432	328	256	76%	78%	7	-	1	-	-	8			7	0	
Level 6		856	726	564	85%	78%				0%	0%				#REF!	0%	856	726	564	85%	78%	14	-	1	-	1	16			8	15	0
Level 5		935	771	602	82%	78%				0%	0%				0%	0%	935	771	602	82%	78%	14	-	4	-	-	18			10	14	4
Level 4		966	356	346	37%	97%				0%	0%		356		#DIV/0!	0%	966	712	346	74%	49%	7	-	3	-	-	10			10	7	3
Level 3		1193	937	745	79%	80%				0%	0%				0%	0%	1193	937	745	79%	80%	13	4	4	-	-	21			21	10	4
Level 2		1193	937	745	79%	80%				0%	0%				0%	0%	1193	937	745	79%	80%	13	4	4	-	-	21			21	10	4
Level 1		1193	937	745	79%	80%				0%	0%				0%	0%	1193	937	745	79%	80%	13	4	4	-	-	21			21	10	4
Ground		1108	245	0	22%	0%		459		#DIV/0!	0%				#DIV/0!	0%	1108	1512	0	136%	0%	-	-	-	-	-	0					
Total		10792	7375	5655	68%	77%	0	459	0	#DIV/0!	0%	0	1164	0	#DIV/0!	0%	10792	8998	5655	83%	63%	124	12	27	1	1	165	115	94	117	19	
Mix																					75%	7%	16%	1%	1%	100%	level 9	82%	71%	12%		

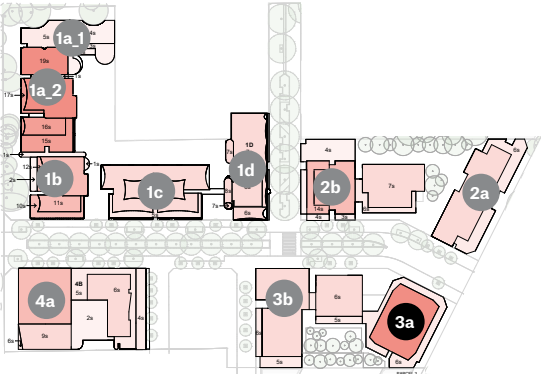
* GFA columns include Bourke Street ground floor areas (limiting affordable GFA to habitable levels/corridors only - Refer GFA plans

60% 70% 15%

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	10792	8998	#DIV/0!	0	5655

Appendix A3 - Yield

Building 3a - BTR



Key Plan

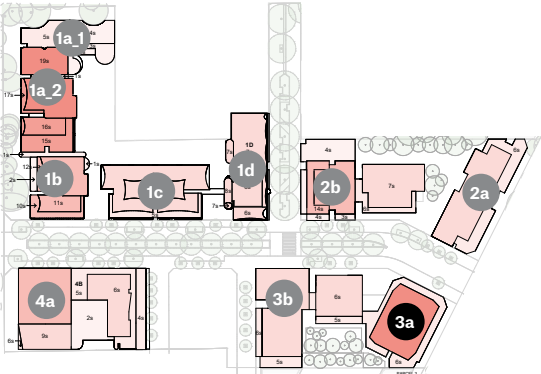
Yield Analysis		881-885 Bourke St, Waterloo
Building 3a		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	Bates Smart	
Revision	F	
Date	5/9/2025	

Area Analysis																				Apartment Mix						ADG						
Level	RL	Residential				Non-residential				BTR Amenities				Total				Apartments						Cross-vent			2hrs solar	No sun				
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35	Studio	1 bed	2 bed	3+ bed	Total	(first 9 levels)									
L35 Roof Amenities		525	0	0	0%	0%				0%	0%		25		#DIV/0!	0%	525	25	0	5%	0%											
Level 34		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 33		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 32		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 31		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 30		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 29		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 28		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 27		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 26		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 25		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 24		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 23		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 22		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 21		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 20		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 19		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 18		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 17		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 16		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 15		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 14		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 13		525	388	331	74%	85%				0%	0%				0%	0%	525	388	331	74%	85%	2	-	2	2	-	6			5	0	
Level 12																																
Level 11																																
Level 10																																
Level 9																																
Level 8																																
Level 7																																
Level 6 - Plant		490	0	0	0%	0%				0%	0%		185		#DIV/0!	0%	490	185	0	38%	0%	-	-	-	-	-	0					
Level 5		834	624	545	75%	87%				0%	0%				0%	0%	834	624	545	75%	87%	-	-	-	4	2	6		5	3	1	
Level 4		834	624	545	75%	87%				0%	0%				0%	0%	834	624	545	75%	87%	-	-	-	4	2	6		5	2	1	
Level 3		834	624	545	75%	87%				0%	0%				0%	0%	834	624	545	75%	87%	-	-	-	4	2	6		5	2	1	
Level 2		834	624	545	75%	87%				0%	0%				0%	0%	834	624	545	75%	87%	-	-	-	4	2	6		5	2	1	
Level 1		1766	0	0	0%	0%		1563		#DIV/0!	0%				0%	0%	1766	1563	0	89%	0%	-	-	-	-	-	0					
Ground		1973	124	0	6%	0%		496		#DIV/0!	0%				0%	0%	1973	620	0	31%	0%	-	-	-	-	-	0					
Total		19640	11156	9462	57%	85%	0	2059	0	#DIV/0!	0%	0	210	0	#DIV/0!	0%	19640	13425	9462	68%	70%	44	0	44	60	8	156	24	20	119	4	
Mix																					28%	0%	28%	38%	5%	100%	to level 9	83%	76%	3%		

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	19640	13425	#DIV/0!	0	9462

Appendix A3 - Yield

Building 3a - Affordable



Key Plan

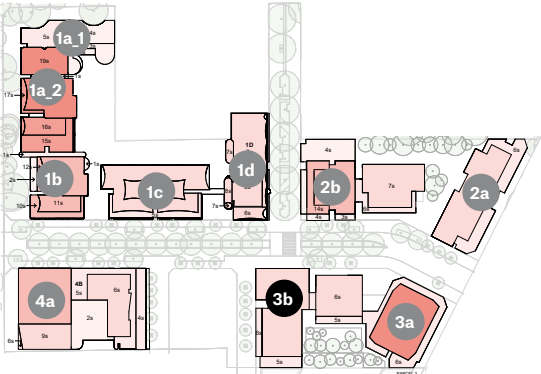
Yield Analysis		881-885 Bourke St, Waterloo
Building 3a		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	Bates Smart	
Revision	F	
Date	5/9/2025	

Area Analysis																					Apartment Mix						ADG					
Level	RL	Residential			Non-residential			BTR Amenities			Total			Apartment Mix						Apartment Mix			Apartment Mix									
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35	Studio	1 bed	2 bed	3+ bed	Total	Cross-vent (first 9 levels)	2hrs solar	No sun		
Level 35																																
Level 34																																
Level 33																																
Level 32																																
Level 31																																
Level 30																																
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Level 19																																
Level 18																																
Level 17																																
Level 16																																
Level 15																																
Level 14																																
Level 13																																
Level 12		526	380	327	72%	86%				0%	0%				0%	0%	526	380	327	72%	86%	-	-	3	2	-	5			4	0	
Level 11		526	380	327	72%	86%				0%	0%				0%	0%	526	380	327	72%	86%	-	-	3	2	-	5			4	0	
Level 10		526	380	327	72%	86%				0%	0%				0%	0%	526	380	327	72%	86%	-	-	3	2	-	5			4	0	
Level 9		526	380	327	72%	86%				0%	0%				0%	0%	526	380	327	72%	86%	-	-	3	2	-	5			4	0	
Level 8		526	380	327	72%	86%				0%	0%				0%	0%	526	380	327	72%	86%	-	-	3	2	-	5			4	0	
Level 7		526	380	327	72%	86%				0%	0%				0%	0%	526	380	327	72%	86%	-	-	3	2	-	5			4	4	0
Level 6 - Plant																																
Level 5																																
Level 4																																
Level 3																																
Level 2																																
Level 1																																
Ground																																
Total		3156	2280	1962	72%	86%	0	0	0	0%	0%	0	0	0	0%	0%	3156	2280	1962	72%	86%	0	0	18	12	0	30	5	4	24	0	
Mix																					0%	0%	60%	40%	0%	100%	level 9	80%	80%	0%		

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	3156	2280	#DIV/0!	0	1962

Appendix A3 - Yield

Building 3b



Key Plan

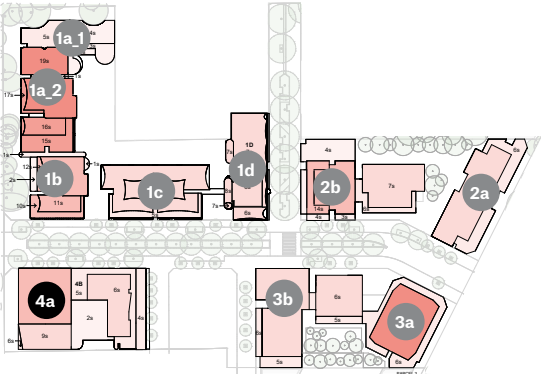
Yield Analysis		881-885 Bourke St, Waterloo
Building 3b		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	Chenchow Little	
Revision	F	
Date	5/9/2025	

Area Analysis																						Apartment Mix						ADG								
Level	RL	Residential					Non-residential					BTR Amenities					Total					Apartment Mix						Cross-vent	2hrs solar	No sun						
		GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	GBA	GFA	NSA	GFA/GBA	NSA/GFA	St < 35	Studio	1 bed	2 bed	3+ bed	Total	(first 9 levels)								
Level 33																																				
Level 32																																				
Level 31																																				
Level 30																																				
Level 29																																				
Level 28																																				
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Level 14																																				
Level 13																																				
Level 12																																				
Level 11																																				
Level 10																																				
Level 9																																				
Level 8																																				
Level 7																																				
Level 6		680	465	367	68%	79%				0%	0%				0%	0%	680	465	367	68%	79%	-	-	4	2	-	6		3	5	0					
Level 5		1107	769	627	69%	82%				0%	0%				0%	0%	1107	769	627	69%	82%	2	-	5	4	-	11		7	9	1					
Level 4		1182	889	734	75%	83%				0%	0%				0%	0%	1182	889	734	75%	83%	2	-	5	5	-	12		7	10	1					
Level 3		1182	889	734	75%	83%				0%	0%				0%	0%	1182	889	734	75%	83%	2	-	5	5	-	12		7	10	2					
Level 2		1182	889	734	75%	83%				0%	0%				0%	0%	1182	889	734	75%	83%	2	-	5	5	-	12		7	9	2					
Level 1		640	482	350	75%	73%				0%	0%				0%	0%	640	482	350	75%	73%	-	-	2	1	-	3		2	0	0					
Ground		684	310	243	45%	78%	0	232	0	#DIV/0!	0%	0	0	0	0%	0%	684	542	243	79%	45%	-	-	-	-	3	3		3	0	0					
Total		6657	4693	3789	70%	81%	0	232	0	#DIV/0!	0%	0	0	0	0%	0%	6657	4925	3789	74%	77%	8	0	26	22	3	59	59	36	43	6					
Mix																						14%	0%	44%	37%	5%	100%	lvl 9	61%	73%	10%					
																						60%					70%					15%				

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	6657	4925	#DIV/0!	0	3789

Appendix A3 - Yield

Building 4a



Key Plan

Yield Analysis		881-885 Bourke St, Waterloo
Building 4A		
	Competitor input required in blue cells with red text ONLY	
Prepared by:	Curious Practice	
Revision	F	
Date	5/9/2025	

Area Analysis																					Apartment Mix						ADG				
Level	RL	Residential			GFA/GBA	NSA/GFA	Non-residential			GFA/GBA	NSA/GFA	BTR Amenities			GFA/GBA	NSA/GFA	Total			GFA/GBA	NSA/GFA	Apartments						Total	Cross-vent (first 9 levels)	2hrs solar	No sun
		GBA	GFA	NSA			GBA	GFA	NSA			GBA	GFA	NSA			GBA	GFA	NSA			St < 35	Studio	1 bed	2 bed	3+ bed					
Level 33																															
Level 32																															
Level 31																															
Level 30																															
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Level 19																															
Level 18																															
Level 17																															
Level 16																															
Level 15																															
Level 14																															
Level 13																															
ROOF		518								0%	0%				0%	0%	518	0	0	0%	0%					-	0			0	0
Level 11		518	349	264						0%	0%				0%	0%	518	349	264	67%	76%	5		2		-	7			6	0
Level 10		518	349	264						0%	0%				0%	0%	518	349	264	67%	76%	5		2		-	7			6	0
Level 9		518	349	264						0%	0%				0%	0%	518	349	264	67%	76%	5		2		-	7			6	0
Level 8		518	349	264						0%	0%				0%	0%	518	349	264	67%	76%	5		2		-	7			6	0
Level 7		723	519	414						0%	0%				0%	0%	723	519	414	72%	80%	5		2	2	-	9	4	7	0	0
Level 6		723	519	414						0%	0%				0%	0%	723	519	414	72%	80%	5		2	2	-	9	4	7	0	0
Level 5		723	519	414	72%	80%				0%	0%				0%	0%	723	519	414	72%	80%	5		2	2	-	9	4	7	0	0
Level 4		732	530	385	72%	73%	366	300	300	82%	100%	57			0%	0%	1155	830	685	72%	83%	4		2	2	-	8	6	6	0	0
Level 3		1373	1008	768	73%	76%				0%	0%				0%	0%	1373	1008	768	73%	76%	5	5	2	4		16	8	12	0	0
Level 2		1447	1070	825	74%	77%				0%	0%				0%	0%	1447	1070	825	74%	77%	5		7	4		16	12	14	1	1
Level 1		1447	1070	825	74%	77%				0%	0%				0%	0%	1447	1070	825	74%	77%	5		7	4		16	12	14	1	1
Mez	Varies	901	537	360	60%	67%	306	246	184	80%	75%	61	43	43	70%	100%	1268	826	587	65%	71%		-				0		0	0	0
Ground	varies	1265	452	452	36%	100%	231	144	144	62%	100%				0%	0%	1496	596	596	40%	100%		-		6	1	7	7	0	2	2
Total		11924	7620	5913	64%	78%	903	690	628	76%	91%	118	43	43	36%	100%	12945	8353	6584	65%	79%	54	5	32	26	1	118	90	57	91	4
Mix																					46%	4%	27%	22%	1%	100%	lvl 9	63%	77%	3%	

TOTAL	GBA	GFA	FSR	Car Parking	NSA
	12945	8353	#DIV/0!	0	6584