

Area Schedule

26/03/2010

Hall Street Multi Use Development,Bondi
S10788

Floor Level	Gross Floor Area (GFA)			Retail / restaurant/ recreation
	Per Floor	Residential	Hotel	
Basement 3				
Basement 2				
Basement 1				
Lower Ground	2,494			2,494
Ground Floor	2,163	86	1,123	954
Level 1	2,407		2,407	
Level 2	2,261		2,261	
Level 3	1,823	1,823		
Level 4	1,014	1,014		
Level 5	1,014	1,014		
Level 6	1,014	1,014		
Level 7	632	632		
Roof				
Total	14,822	5,583	5,791	3,448

Area, GFA, FSR	
AREA	
Site Area 61-67 Hall Street	1879 sqm
Site Area 69-71 Hall Street	642 sqm
Site Area 73-75 Hall Street	548 sqm
Site Area 77-79 Hall Street	503 sqm
Site Area Overall	3572 sqm

FSR	
FSR overall (GFA/Site Area)	4.1 :1
FSR Existing Hakoah DA	4.5 :1
FSR entitlement G+C+R	2.0 :1
FSR Entitlement blended over site	3.3 :1
FSR (ex lower ground 000)	3.5 :1

Serviced Apartment Mix						
Room Type	Room Area/NLA	Level 00	Level 01	Level 02	No. of rooms	Percentage
Studio	29-30	8	22	19	49	43.4%
One bed	40	9.0	24.0	22	55	48.7%
Two bed	60-67	0.0	3.0	4	7	6.2%
Three bed	82		1.0	1	2	1.8%
Total		17	50	46	113	100%

Apartment Mix									
Apartment Type	Apartment Area	Balcony (av)	Level 03	Level 04	Level 05	Level 06	Level 07	No. of Units	Percentage
1 bed	70-75m2	10.0	9	2	2	2	0	15	33.3%
2 bed	105-110m2	12.0	7	3	3	3	0	16	35.6%
3 Bed	125-130m2	24.0	2	3	3	3	3	14	31.1%
Total			18	8	8	8	3	45	100%

Retail mix NLA m2				
Retail Type	Level 000	Level 00	Total Area	Percentage
Restaurant	0	547	547	18.3%
Retail	2039	264	2303	77.0%
Community room	50	0	50	1.7%
Gymnasium	0	91	91	3.0%
Total	2089	902	2991	100%

Apt No.	1 Bed	2 Bed	3 Bed	Cross Ventiln.	North Facing	Internal Area m²	External Area m²	Total
Level 03								
3.01		1			1	111	23	
3.02		1			1	111	23	
3.04		1				82	33	
3.05		1				108	45	
3.06		1				108	45	
3.07			1	1		121	42	
3.08		1				78	20	
3.09	1					68	15	
3.10	1					68	15	
3.11	1					68	15	
3.12			1	1	1	135	61	
3.13		1		1	1	76	57	
3.14	1				1	60	16	
3.15	1				1	68	16	
3.16	1				1	68	15	
3.17	1					56	12	
3.18	1					56	12	
3.19	1					62	39	
Subtotal	9	7	2	3	7	1504	458	18
Apt No.	1 Bed	2 Bed	3 Bed	Cross Ventiln.	North Facing	Internal Area m²	External Area m²	Total
Level 04								
4.01		1		1	1	106	43	
4.02	1				1	68	21	
4.03	1				1	68	21	
4.04			1	1	1	135	47	
4.05			1	1	1	135	41	
4.06		1				99	23	
4.07		1				99	23	
4.08			1	1		128	39	
Subtotal	2	3	3	4	5	838	258	8
Apt No.	1 Bed	2 Bed	3 Bed	Cross Ventiln.	North Facing	Internal Area m²	External Area m²	Total
Level 05								
5.01		1		1	1	106	43	
5.02	1				1	68	21	
5.03	1				1	68	21	
5.04			1	1	1	135	47	
5.05			1	1	1	135	41	
5.06		1				99	23	
5.07		1				99	23	
5.08			1	1		128	39	
Subtotal	2	3	3	4	5	838	258	8
Apt No.	1 Bed	2 Bed	3 Bed	Cross Ventiln.	North Facing	Internal Area m²	External Area m²	Total
Level 06								
6.01		1		1	1	106	43	
6.02	1				1	68	21	
6.03	1				1	68	21	
6.04			1	1	1	135	47	
6.05			1	1	1	135	41	
6.06		1				99	23	
6.07		1				99	23	
6.08			1	1		128	39	
Subtotal	2	3	3	4	5	838	258	8
Apt No.	1 Bed	2 Bed	3 Bed	Cross Ventiln.	North Facing	Internal Area m²	External Area m²	Total
Level 07								
7.01			1	1	1	179	173	
7.02			1			155	35	
7.03			1	1	1	184	211	
Subtotal	0	0	3	2	2	510	419	3
Total	15	16	14	17	24	4528	1651	45
Total No.Apartments	45							
% Cross Ventilating	38%							
% North Facing	53%							