

APPENDIX A

Modified architectural plan, by Bates Smart

APPENDIX B

Area Schedules (MOD 2 and 3), by Bates Smart

Floor Level	Gross Floor Area (GFA)			Retail / restaurant/ recreation
	Per Floor	Residential	Hotel	
Basement 3				
Basement 2				
Basement 1				
Lower Ground	2,479			2,479
Ground Floor	2,255	86	1,137	1,032
Level 1	2,449		2,449	
Level 2	2,315		2,315	
Level 3	1,861	1,861		
Level 4	1,019	1,019		
Level 5	1,019	1,019		
Level 6	1,019	1,019		
Level 7	504	504		
Roof				
Total	14,920	5,508	5,901	3,511

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)	4.2 :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	Room Type	Mix summary
Studio	29-30	8	21	17	46	40.7%	Studio	47
Adaptable Studio	45	0	1	0	1	0.9%		
One bed	40	9	22	22	53	46.9%	One Bed	57
Adaptable One bed	43-48	0	2	2	4	3.5%		
Two bed	60-67	0	3	5	8	7.1%	Two bed	8
Three bed	82		1	0	1	0.9%	Three bed	1
Total		17	50	46	113	100%	Total	113

Apartment Mix									
Apartment Type	Apartment Area	Balcony (av)	Level 03	Level 04	Level 05	Level 06	Level 07	No. of Units	Percentage
1 bed	50-75m2	10.0	11	2	2	3	0	18	40.0%
2 bed	70-110m2	12.0	6	4	4	3	0	17	37.8%
3 Bed	125-130m2	24.0	2	2	2	2	2	10	22.2%
Total			19	8	8	8	2	45	100%

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Level 4	1,019	1,019		
Level 5	1,019	1,019		
Level 6	1,019	1,019		
Level 7	504	504		
Roof				
Total	14,920	5,508	5,815	3,597

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One bed	40	8	22	22	52	46.8%
Adaptable One bed	43-48	0	2	2	4	3.6%
Two bed	60-67	0	3	5	8	7.2%
Three bed	82		1	0	1	0.9%
Total		15	50	46	111	100%

Room Type	Mix summary
Studio	46
One Bed	56
Two bed	8
Three bed	1
Total	111

Apartment Mix									
Apartment Type	Apartment Area	Balcony (av)	Level 03	Level 04	Level 05	Level 06	Level 07	No. of Units	Percentage
1 bed	50-75m2	10.0	11	2	2	3	0	18	40.0%
2 bed	70-110m2	12.0	6	4	4	3	0	17	37.8%
3 Bed	125-130m2	24.0	2	2	2	2	2	10	22.2%
Total			19	8	8	8	2	45	100%