



24 October 2023

Bee Tean
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Dear Bee

607-623 COLLINS STREET, MELBOURNE

FAR CALCULATION (UPDATED)

As per your request, WTP Australia Pty Ltd (WT) has calculated the total Gross Floor Area (GFA) for the proposed development at 607-623 Collins Street, Melbourne (based on the plans prepared by CARR Architect – Revision B), to specifically respond to the requirements of the *Capital City Zone – Schedule 1*. We have also been asked to provide a calculation of the GFA for the building for the purposes of determining potential floor area uplift.

In preparing this assessment we have had regard to the specific definition of 'Floor Area Ratio' (FAR) as set out in *Schedule 1* to the Capital City Zone (CCZ1) as follows:

*“For the purpose of this schedule the floor area ratio is the Gross Floor Area **above ground** of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.”*

Having regard to this definition we assess the total above ground GFA of the proposed development is 41,240 m². Based on a Site Area of 1,973 m² the FAR is 1 : 20.91.

We include in Appendix A for a detailed breakdown of this GFA / FAR calculation.

Yours sincerely

ANDREW VAN MEEL

State Director
WT

WT REF: PR-012734-06 FAR Calc (Updated).docx | SRL JM



APPENDIX A
FAR CALCULATION

607-623 COLLINS STREET, MELBOURNE

FAR / GFA CALCULATION

FAR: For the purpose of this schedule the floor area ratio is the Gross Floor Area above ground of all buildings on a site, including all enclosed areas, services, lifts, car stackers and covered balconies, divided by the area of the site. Voids associated with lifts, car stackers and similar service elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.

GFA : measured to outside face of external walls.

DRAWINGS (CARR DRAWINGS – TOWN PLANNING – OCT 2023)	OCCURANCES	GFA (M ²)	
		Single	Total
Basement 1-5	5	n/a	
Ground Floor	1	1,856	1,856
Mezzanine (excl. lobby and restaurant void area)	1	1,062	1,062
Level 1	1	1,573	1,573
Level 2 - 3	2	1,564	3,128
Level 4	1	986	986
Level 5	1	1,404	1,404
Level 6	1	1,010	1,010
Level 7	1	952	952
Level 8	1	767	767
Level 9 – 11	3	813	2439
Level 12	1	934	934
Level 13	1	934	934
Level 14-15	2	934	1868
Level 16	1	934	934
Level 17 – 36	20	933	18,660
Level 37	1	744	744
Level 38-41	4	490	1960
Level 42 / Roof Floor	1	29	29
TOTAL GFA			41,240 M²

The above is based on the drawings prepared by CARR Architect – Revision B.