



04 June 2024

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Dear Michael

**436 LONSDALE STREET, MELBOURNE**

**FAR CALCULATION**

As per your request, WTP Australia Pty Ltd (WT) has calculated the total Gross Floor Area (GFA) for the proposed development at 436 Lonsdale Street, Melbourne (based on the plans prepared by Wardle Architect (dated 20 May 2024), 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 21,880 m<sup>2</sup>. Based on a Site Area of 1490 m<sup>2</sup> the FAR is 1 : 14.68.

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

Yours faithfully

**ANDREW VAN MEEL**  
State Director  
WT

**ADVERTISED  
PLAN**

WT REF: PR-017834-03 FAR Calc | SRL NM

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APPENDIX A  
FAR CALCULATION

# ADVERTISED PLAN

## 436 LONSDALE 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 (WARDLE ARCHITECTS DRAWINGS – TOWN PLANNING – MAY 2024)	OCCURANCES	GFA (M <sup>2</sup> )	
		Single	Total
Basement 1	1	n/a	
Ground Floor	1	1321	1,321
Level 1	1	1,339	1,339
Level 2-4	3	1,320	3,960
Level 5	1	1,122	1,122
Level 6	1	972	972
Level 7	1	886	886
Level 8-22	15	790	11,850
Level 23-Plant, Services, Terrace	1	430	430
<b>TOTAL GFA</b>			<b>21,880 M<sup>2</sup></b>

The above is based on the drawings prepared by Wardle Architect dated 20 May 2024.

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