



Architecture  
Interior Design  
Urban Design  
Strategy

52-60 COLLINS ST  
M12223

# ADVERTISED PLAN

## AREA SCHEDULE - 156m Tower - 09.04.21

60+52 COLLINS ST SITE AREA (m <sup>2</sup> )	1,985
MELBOURNE CLUB SITE AREA (m <sup>2</sup> )	5,438
TOTAL SITE AREA (m <sup>2</sup> )	7,423
TOTAL ABOVE GROUND NEW BUILD GFA (EXC. BASEMENT) (m <sup>2</sup> )	57,863
TOTAL ABOVE GROUND MELVILLE HOUSE EXISTING GFA (m <sup>2</sup> )	264
TOTAL ABOVE GROUND GFA (NEW + EXISTING) (m <sup>2</sup> )	58,127
TOTAL ABOVE GROUND MELBOURNE CLUB SITES EXISTING GFA (m <sup>2</sup> )	6,575
TOTAL ABOVE GROUND COMBINED SITES GFA (NEW + EXISTING) (m <sup>2</sup> )	64,702
FLOOR AREA RATIO (COMBINED SITES)	8.72
TOTAL APPROX. NLA	42,182
TOTAL APPROX. GLAR	410
TOTAL APPROX. CARPARKS	41

F/F	FFL			NEW BUILD GFA (m <sup>2</sup> )	NLA (m <sup>2</sup> )	Target Efficiency %	
<b>163.1 ROOF PLANT</b>							
6	157.1	L38 PLANT (Open)	Plant (Open to air)	167			
6	151.1	L37 PLANT (Enclosed)	Roof Terrace / Plant	1,114	289	26%	
<b>TOTAL</b>				<b>1,281</b>	<b>289</b>	<b>23%</b>	
<b>SKY-RISE</b>							
3.8	147.3	L36	Commercial	1,285	1,026	80%	
3.8	143.5	L35	Commercial	1,285	1,026	80%	
3.8	139.7	L34	Commercial	1,285	1,026	80%	
3.8	135.9	L33	Commercial	1,285	1,026	80%	
3.8	132.1	L32	Commercial	1,285	1,026	80%	
3.8	128.3	L31	Commercial	1,285	1,026	80%	
3.8	124.5	L30	Commercial	1,285	1,026	80%	
<b>TOTAL</b>				<b>8,995</b>	<b>7,182</b>	<b>80%</b>	
<b>HIGH-RISE</b>							
3.8	120.7	L29	Commercial	1,285	1,026	80%	
3.8	116.9	L28	Commercial	1,285	1,026	80%	
3.8	113.1	L27	Commercial	1,285	1,026	80%	
3.8	109.3	L26	Commercial	1,285	1,026	80%	
3.8	105.5	L25	Commercial	1,285	1,026	80%	
3.8	101.7	L24	Commercial	1,285	1,026	80%	
3.8	97.9	L23	Commercial	1,285	1,026	80%	
3.8	94.1	L22	Commercial	1,285	1,026	80%	
3.8	90.3	L21	Commercial	1,285	1,026	80%	
3.8	86.5	L20	Commercial	1,285	1,026	80%	
3.8	82.7	L19	Commercial	1,285	1,026	80%	
3.8	78.9	L18	Commercial	1,262	1,005	80%	
<b>TOTAL</b>				<b>15,397</b>	<b>12,291</b>	<b>80%</b>	
<b>MID-RISE</b>							
6.5	72.4	L17A	Plant	1,611			
4	68.4	L17	Commercial	1,611	1,250	78%	
3.8	64.6	L16	Commercial	1,611	1,262	78%	
3.8	60.8	L15	Commercial	1,611	1,262	78%	
3.8	57	L14	Commercial	1,611	1,262	78%	
3.8	53.2	L13	Commercial	1,611	1,262	78%	
3.8	49.4	L12	Commercial	1,611	1,262	78%	
3.8	45.6	L11	Commercial	1,611	1,262	78%	
3.8	41.8	L10	Commercial	1,611	1,262	78%	
3.8	38	L9	Commercial	1,611	1,262	78%	
<b>TOTAL</b>				<b>16,110</b>	<b>11,346</b>	<b>70%</b>	
<b>PODIUM</b>							
3.8	34.2	L8	Commercial	1,742	1,387	80%	
3.8	30.4	L7	Commercial	1,742	1,387	80%	
3.8	26.6	L6	Commercial	1,742	1,387	80%	
3.8	22.8	L5	Commercial	1,742	1,387	80%	
3.8	19	L4	Commercial	1,740	1,385	80%	
3.8	15.2	L3	Commercial	1,740	1,385	80%	
3.8	11.4	L2	Commercial	1,698	1,322	78%	
3.8	7.6	L1	Commercial / Co-Working	1,607	1,195	74%	
<b>TOTAL</b>				<b>13,753</b>	<b>10,835</b>	<b>79%</b>	
<b>GROUND</b>							
3.8	3.8	UPPER LOBBY	Lobby / Co-Working	750	239	32%	GLAR (m <sup>2</sup> )
3.8	0	GROUND	Retail Tenancies, Laneway Connection, BOH & Services	1,577		N/A	410
<b>TOTAL</b>				<b>2,327</b>	<b>239</b>	<b>10%</b>	<b>410</b>
<b>BASEMENT</b>							
2.9	-2.9	B01	Bike Store	1,793			342
3.15	-6.05	B02	End of Trip facilities	1,793			
4.15	-10.2	B03	Carpark	1,793	13		
2.8	-13	B04	Carpark	1,793	28		
<b>TOTAL</b>				<b>7,172</b>	<b>41</b>		<b>342</b> N/A
<b>TOTAL (ABOVE GROUND)</b>				<b>57,863</b>	<b>42,182</b>	<b>73%</b>	<b>410</b>
<b>TOTAL (INCLUDING BASEMENT)</b>				<b>65,035</b>	<b>42,182</b>	<b>65%</b>	<b>410</b>

### General Notes;

Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor

The figures presented here are preliminary and are subject to further detailed design and relevant authority approvals

Net Lettable Areas (NLA) has been calculated based on the definition of the Property Council of Australia Method of Measurement

Melbourne Planning Scheme Definitions:

GFA: Gross Floor Area is the total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.

FAR: 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.

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