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City of Port Phillip
 Advertised Document
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Architecture
 Interior Design
 Urban Design
 Strategy

200 WELLS STREET, SOUTH MELBOURNE
 M12487

Note: These are estimated figures and indicative ONLY

AREA SCHEDULE - FOR TOWN PLANNING (22.04.21)

SITE AREA (sqm)	1,543
TOTAL ABOVE GROUND NEW BUILD GFA (EXC. BASEMENT) sqm	19,113
TOTAL APPROX. NLA (sqm)	5,076
TOTAL APPROX. GLAR (sqm)	551
TOTAL APPROX. NSA (sqm)	8,579
TOTAL APARTMENTS	81
TOTAL CARSPACES	159
TOTAL BIKES	145

Residential	1 Car / 2 Bed	50
	2 Cars / 3 Bed	54
	3 Cars / Penthouse	12
Visitor		4
Retail		6
Commercial	0.65 Car / 100sqm	33
TOTAL		159
PROPOSED SCHEME DIFFERENCE:		0

F/F	RL	BASEMENT	NEW BUILD GFA (sqm) approx.	Residential Carspaces	Visitor Carspaces	Retail Carspaces	Office Carspaces	Total Carspaces	Bicycle Spaces
2.8	-11.7	B05	Basement	1,528	23		13	36	17
2.8	-8.9	B04	Basement	1,528	21		13	34	16
2.8	-6.1	B03	Basement	1,528	21	6	7	34	16
2.8	-3.3	B02	Basement	1,528	30			30	66
3.8	-0.5	B01	Basement	1,528	21	4		25	24
		TOTAL	7,640	116	4	6	33	159	139

F/F	RL	GROUND LEVEL	NEW BUILD GFA (sqm) approx.	NSA (sqm) approx.	TERRACE (sqm) approx.	GLAR (sqm) approx.	NLA (sqm) approx.	Bicycle Spaces
4.15	3.3	GROUND	Retail, Lobby, BOH & Services	1,464		551		6
		TOTAL	1,464			551		6

F/F	FFL	PODIUM	NEW BUILD GFA (sqm)	NSA (sqm) approx.	TERRACE (sqm) approx.	GLAR (sqm) approx.	NLA (sqm) approx.	Target Efficiency %
3.3	7.45	L1	Commercial	1,461			1,226	84%
3.3	10.75	L2	Commercial	1,528			1,310	86%
3.3	14.05	L3	Commercial	1,528			1,310	86%
3.3	17.35	L4	Commercial	1,528			1,230	80%
		TOTAL	6,045				5,076	84%

		TOWER	NEW BUILD GFA (sqm)	NSA (sqm) approx.	TERRACE (sqm) approx.	Amenities (sqm)	2 BED	3 BED	Total Apartments
3.15	20.65	L5	Residential	882	697	357	2	4	6
3.15	23.8	L6	Residential / Amenities	882	401	41	3	1	4
3.15	26.95	L7	Residential	882	676	66	5	2	7
3.15	30.1	L8	Residential	882	676	66	5	2	7
3.15	33.25	L9	Residential	882	676	66	5	2	7
3.15	36.4	L10	Residential	882	676	66	5	2	7
3.15	39.55	L11	Residential	882	676	66	5	2	7
3.15	42.7	L12	Residential	882	676	66	5	2	7
3.15	45.85	L13	Residential	882	676	66	5	2	7
3.15	49	L14	Residential	882	673	66	5	2	7
3.15	52.15	L15	Residential	882	676	66	5	2	7
3.4	55.3	L16	Residential	882	700	54		4	4
3.6	58.7	L17	Residential	882	700	54		4	4
		TOTAL	11,466	8,579	1,100	280	50	31	81
							62%	38%	100%

4	62.3	L18 PLANT	Plant	138					
	66.3								

		NEW BUILD GFA (sqm) approx.	NSA (sqm) approx.	TERRACE (sqm) approx.	GLAR (sqm) approx.	NLA (sqm) approx.	Total Carspaces	Total Apartments
		TOTAL (ABOVE GROUND)	19,113	8,579	1,100	551	5,076	81
		TOTAL (INCLUDING BASEMENT)	26,753				159	

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.