

SRL East Floor Area Ratio and Public Benefit Uplift Architectural Testing

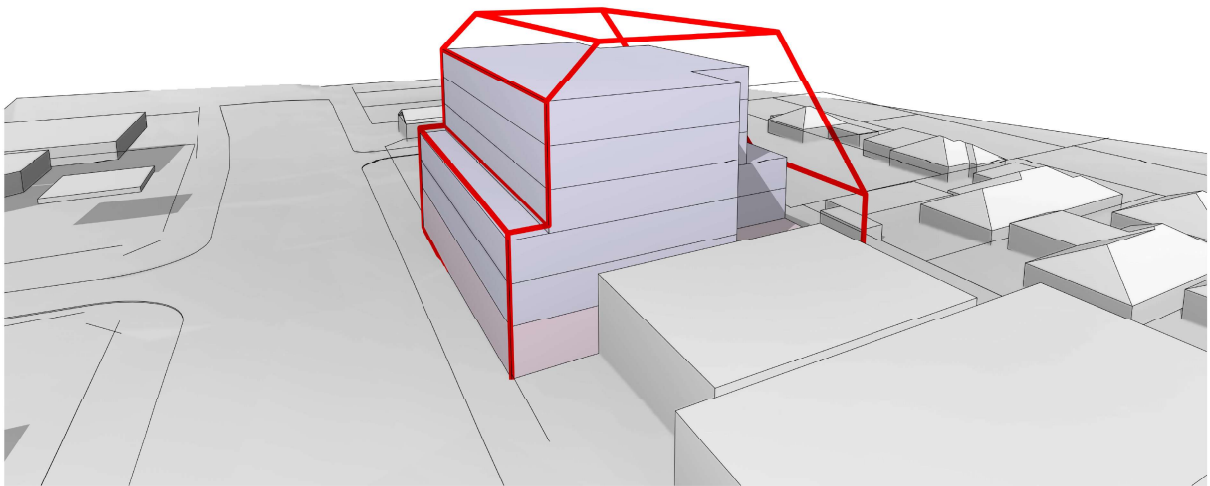
Part 3: Appendix

This document has been split into additional parts due to the size limitation of Engage Vic website.

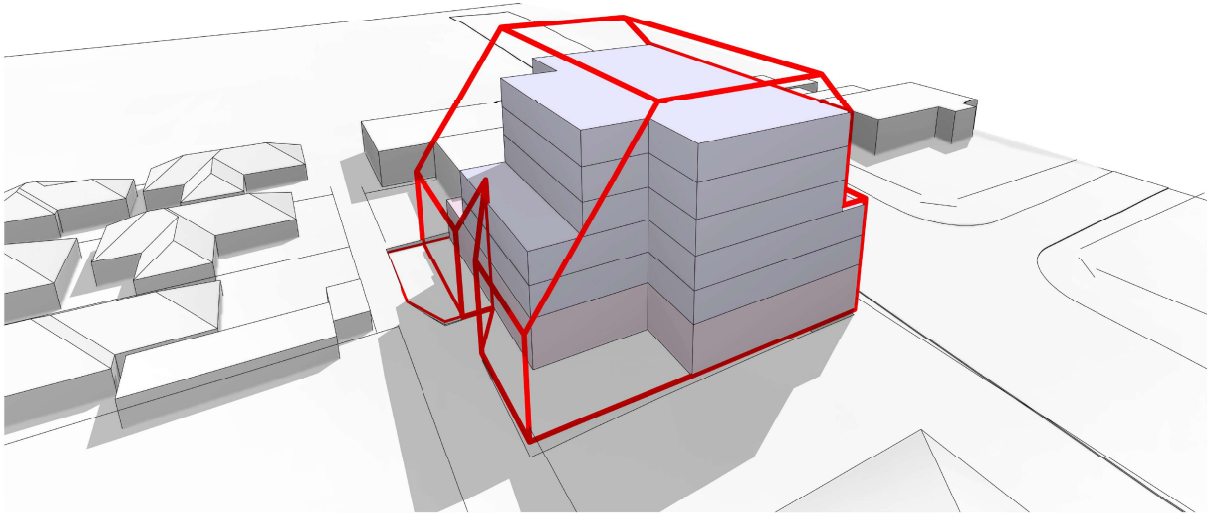
Part A – Page 1 - 35
Part B – Page 36 - 70
Part C – Page 71 -120
Part D – Page 121 - 145
Part E – Page 146 - 170
Part F – Page 171 - 191
Part G - Page 192 -207
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Part I – Page 231 - 285
Part J – Page 286 - 340

Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Built Form Controls Envelope



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 10 - Burwood

Uplift Scheme

Main Streets (Area A)
Site Area: 1248

Requirements:

- Preferred Max Height: 25m
- Max Density (FAR): 4:1
- Deep Soil: n/a
- Min Car spaces: 48

Proposed Option Summary:

- Height: 21m (7 Storeys)
- Building Density (FAR): 4.5:1
- Total Building Area (GBA): 5555m²
- Deep Soil: n/a
- Car Spaces provided: 55

Area Summary:

- Retail (NLA): 0m²
- Office (NLA): 670m²
- Residential (NSA)*: 3646m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 5.9

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above, FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

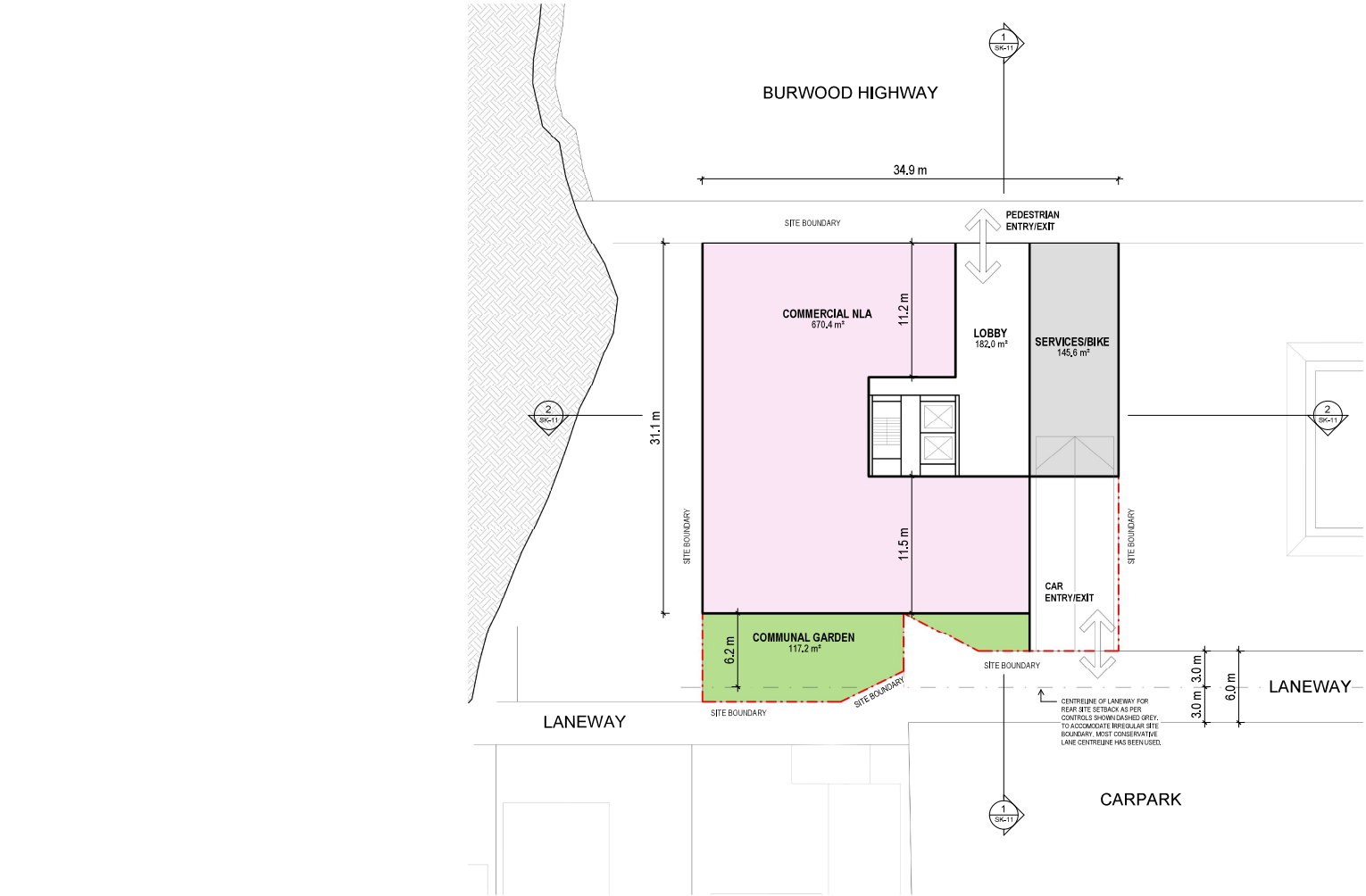
*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.



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Project Title	hAYBALL	Melbourne	Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		Level 1 250 Pteris Lane Melbourne VIC 3000 T +61 3 9599 3844	Ground Floor 11-17 Bankers Quay Sydney NSW 1510 T +61 2 9660 9329	Level 1 250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Level 1 2211 London Street Canberra ACT 2601 T +61 2 9869 9329	Checked By	24/02/2025 4:43:49 PM				SITE PLAN		2751.02	
SCHEME 10 - BURWOOD - UPLIFT SCHEME		ABN: 84003943611 Incorporated in Australia ACT: David Trotter 2724, HAYBALL GROUP PTY LTD 2025 25/01/2025 10:01:01 AM TAS: Hayball 27337, VIC: Hayball 20070				Date Printed							Drawing No	SK-00





Project Title
S.R.L.
SCHEME 10 - BURWOOD - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, Level 1, 250 Queen Street, Level 1, 251 Little Collins Street, Level 1, 251 Little Collins Street
T 461 3 9939 3844 T 461 2 9600 9329 T 461 7 3231 9921 T 461 2 9600 9329
ABN: 84003916311 (unrelated to the ACT) David Tarrant 27/2/20
100% O&M Tarrant 2020 2020 2020 2020 2020 2020 2020 2020 2020 2020
TAS: Hayball 7/2017, VIC: Hayball 2020/20

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Date Printed
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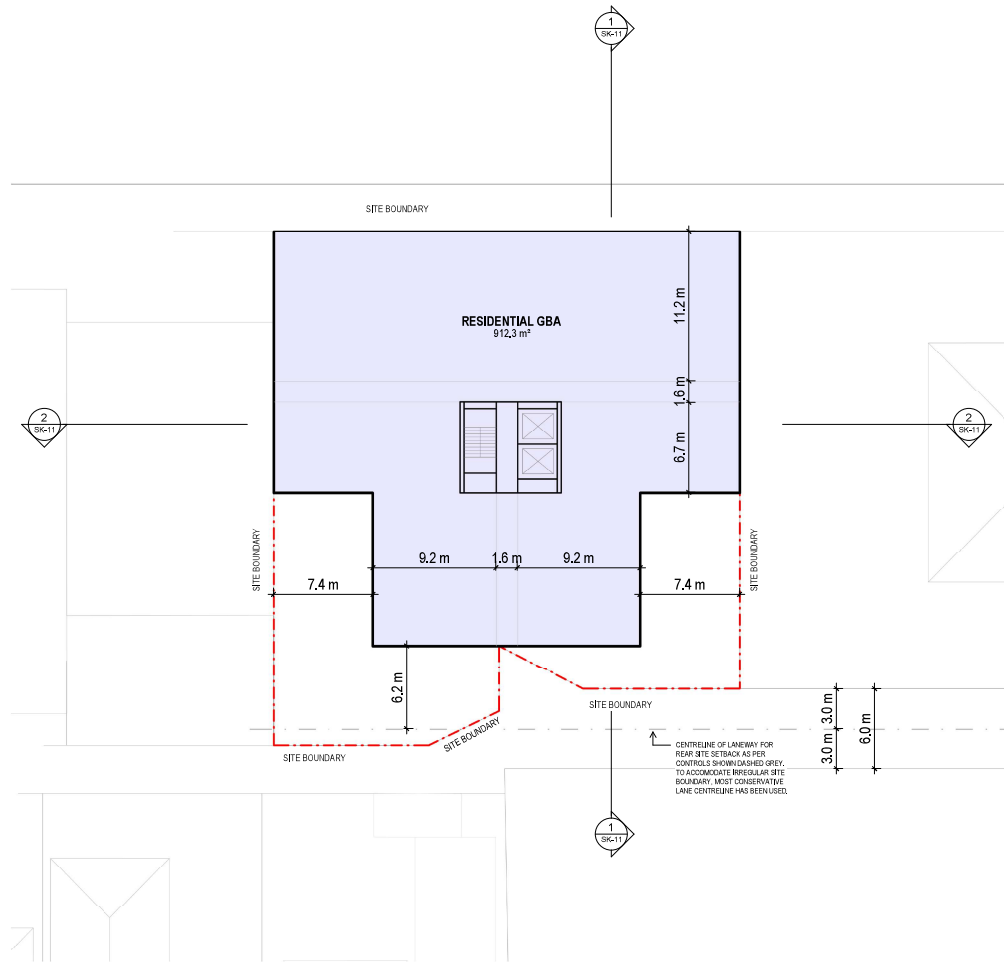
Rev Date Description

Drawing Title
GROUND FLOOR PLAN

Status

Project No
2751.02
Drawing No
SK-04

Revision



Project Title
S.R.L.
SCHEME 10 - BURWOOD - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, 11-17 Bankers Quay, 250 Queen Street, Level 1,
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9869 8329
ABN: 8400394361 Incorporated in British ACT, David Treadwell (2732),
HIGH CHAIR TRUST (2020) ASIO: 1260 Brown 4041, 1260 Brown 4041,
TAS: 1260 Brown 4041, 1260 Brown 4041

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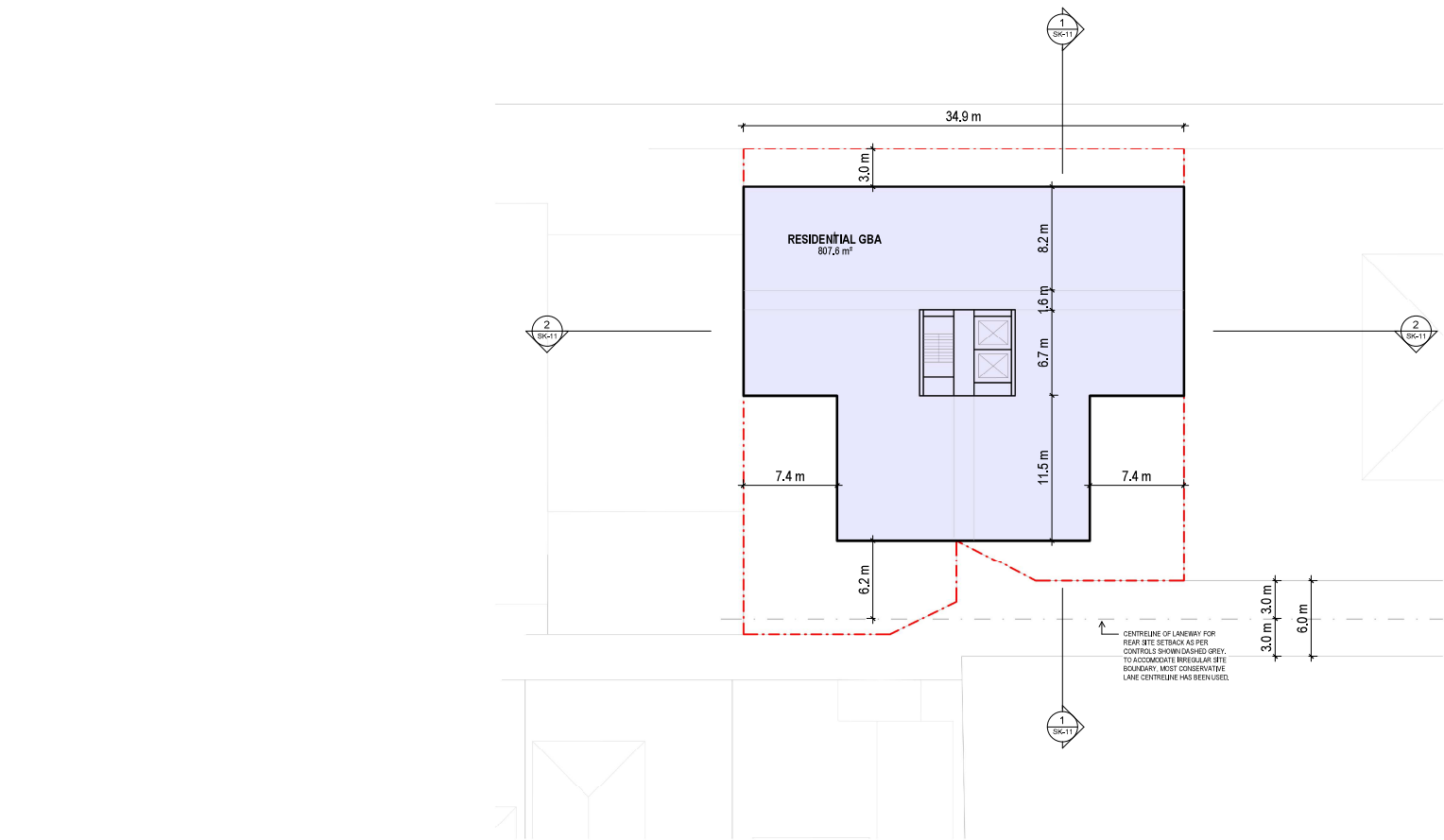


Rev Date Description

Drawing Title
LEVEL 1-2 PLAN

Status

Project No
2751.02
Drawing No
SK-05
Revision



Project Title
S.R.L.
SCHEME 10 - BURWOOD - UPLIFT SCHEME



Melbourne Sydney
Level 1, 200 Windsor Lane, Melbourne VIC 3000
T +61 3 9099 3844
Level 1, 11-17 Bankers Quay, Sydney NSW 2015
T +61 2 9660 9329
Brisbane Level 1, 200 Queen Street, Brisbane QLD 4000
T +61 7 3231 9921
Canberra Level 1, 2211 London Circuit, Canberra ACT 2601
T +61 2 9869 9329

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Date Printed
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Rev Date Description

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LEVEL 3 PLAN

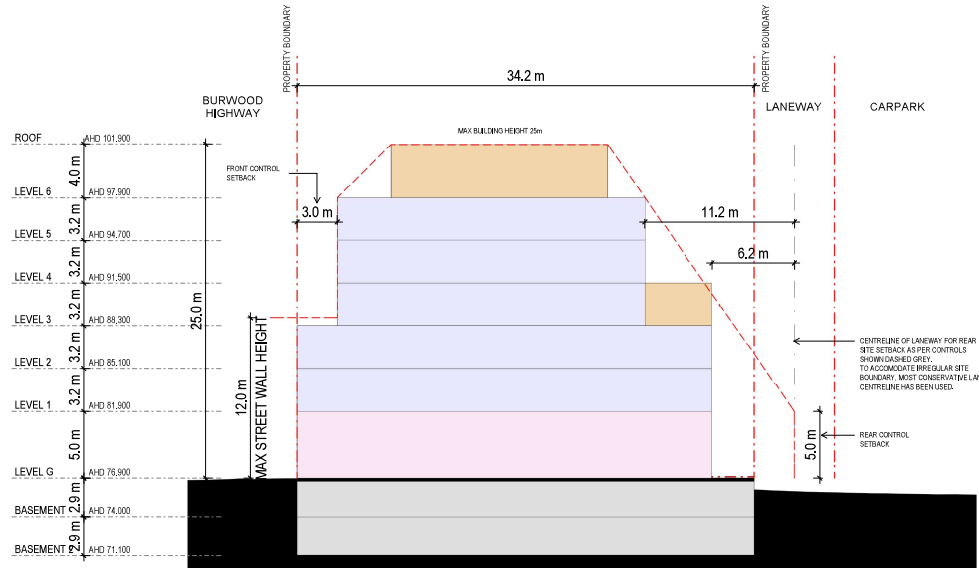
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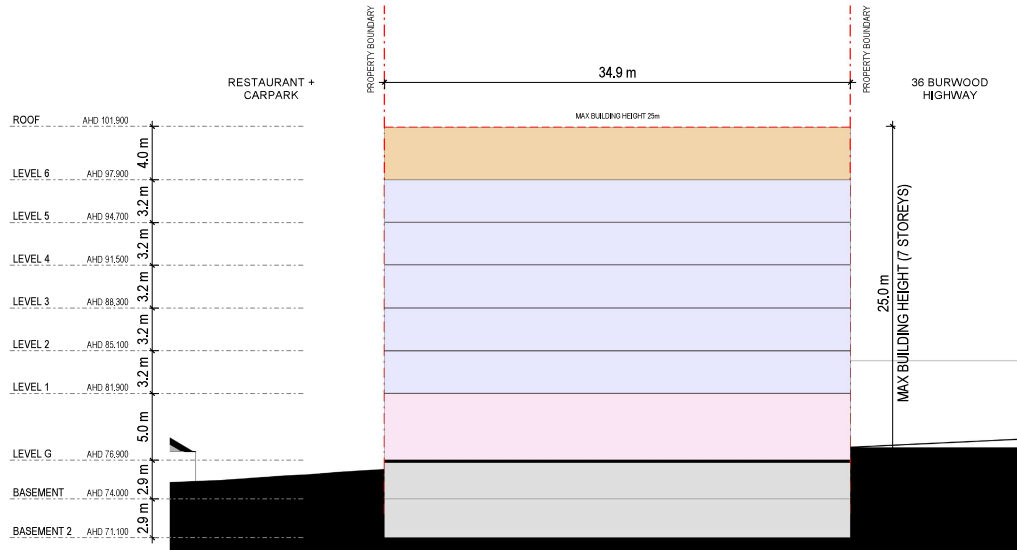
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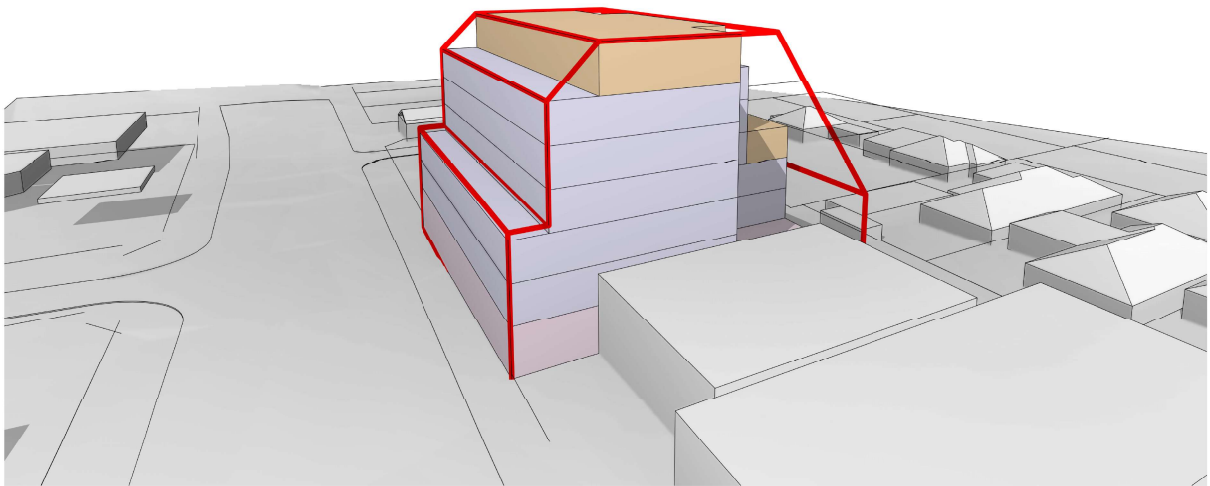
Section 1



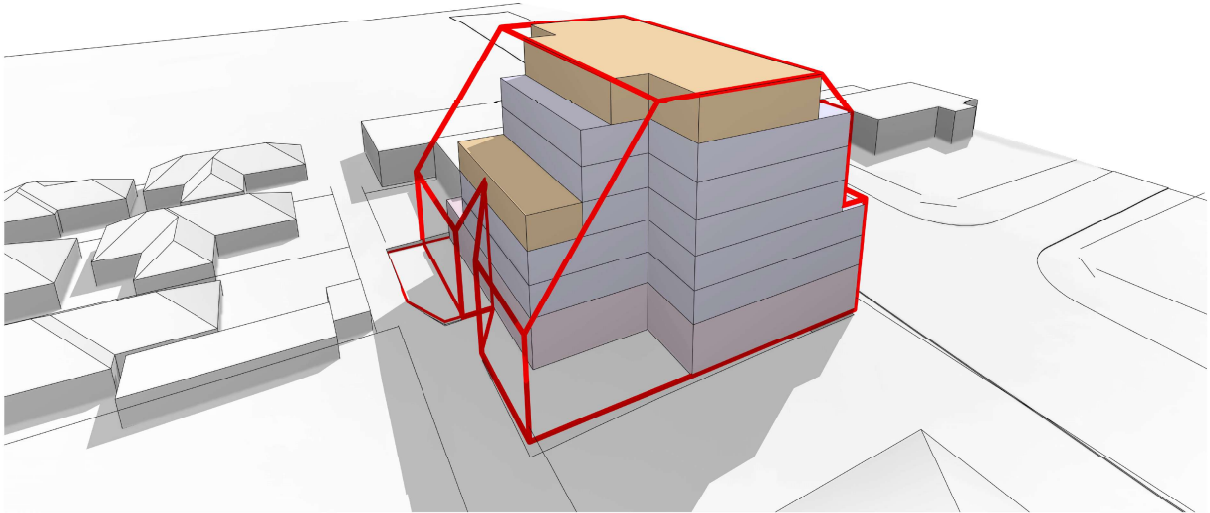
Section 2

Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Extent of Optimised Building Uplift
- Built Form Controls Envelope



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 11 - Glen Waverley

Compliant Scheme

Central Core (Area C)

Site Area: 6,666m²

Requirements:

- Preferred Max Height: 84m
- Max Density (FAR): 8.5:1
- Deep Soil: n/a
- Min Car spaces: 458

Proposed Option Summary:

- Height: 82.6m (24 Storeys)
- Building Density (FAR): 8.5:1
- Total Building Area (GBA): 56955m²
- Deep Soil: n/a
- Car Spaces provided: 458

Area Summary:

- Retail (NLA): 2645m²
- Office (NLA): 6914m²
- Residential (NSA)*: 41548m²
- Basement (GBA)*: 17957m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 19.2

*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.



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Project Title

S.R.L.
SCHEME 11 - GLEN WAVERLEY - COMPLIANT
SCHEME



Melbourne

Level 1
200 Fintona Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney

Ground Floor
11-17 Bankers Street
Sydney NSW 1501 2015
T +61 2 9660 9329

Brisbane

Level 1
200 Queen Street
Brisbane QLD 4000
T +61 7 3221 9921

Canberra

Level 1
2211 London Circuit
Canberra ACT 2601
T +61 2 9660 9329

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Date Printed

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Rev

Date

Description

Drawing Title

SITE PLAN

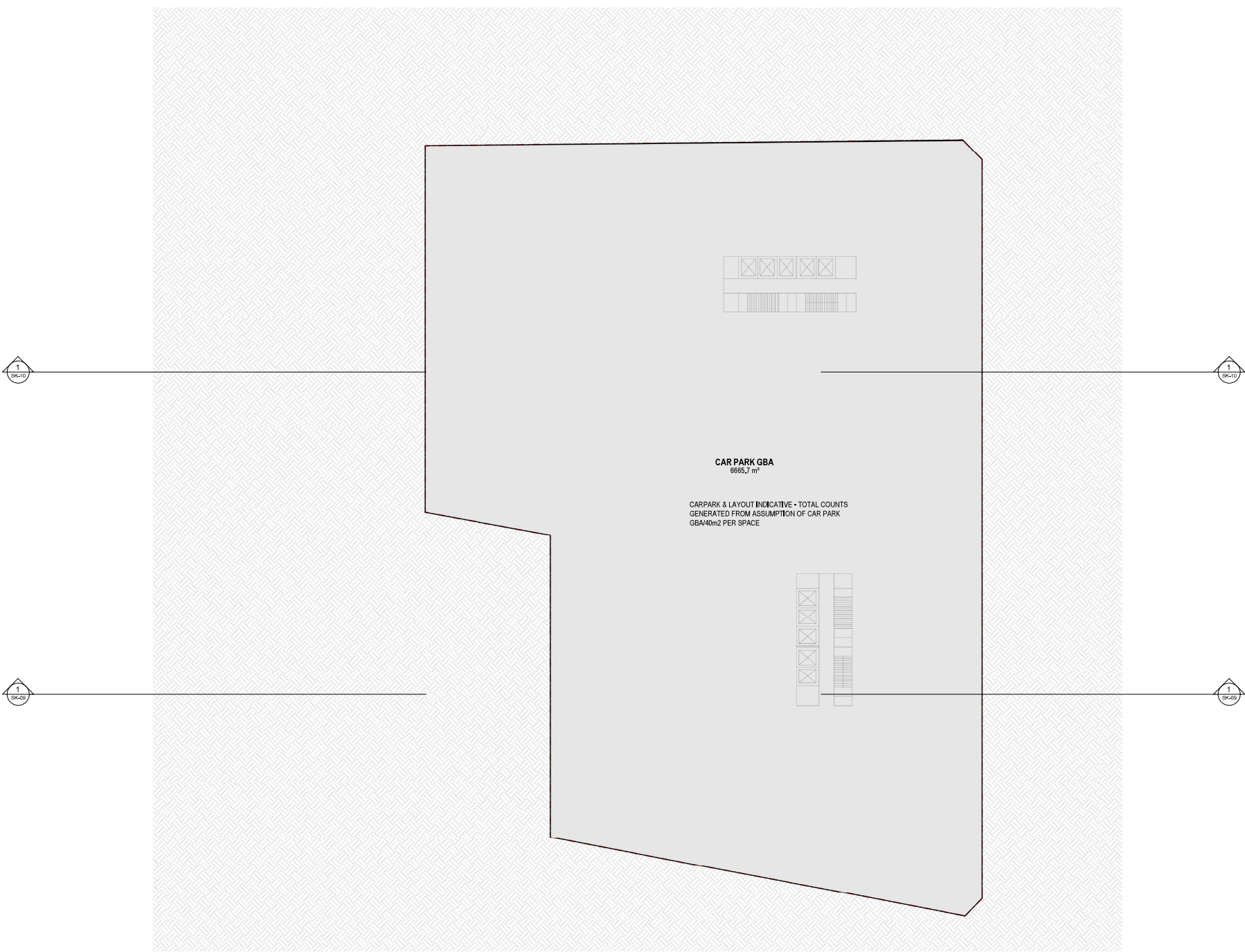
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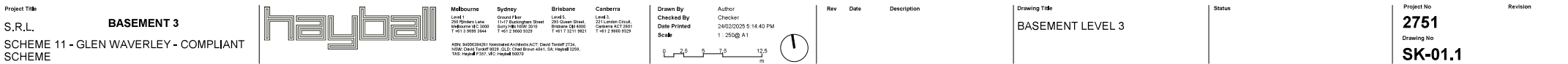
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2751

Drawing No
SK-00

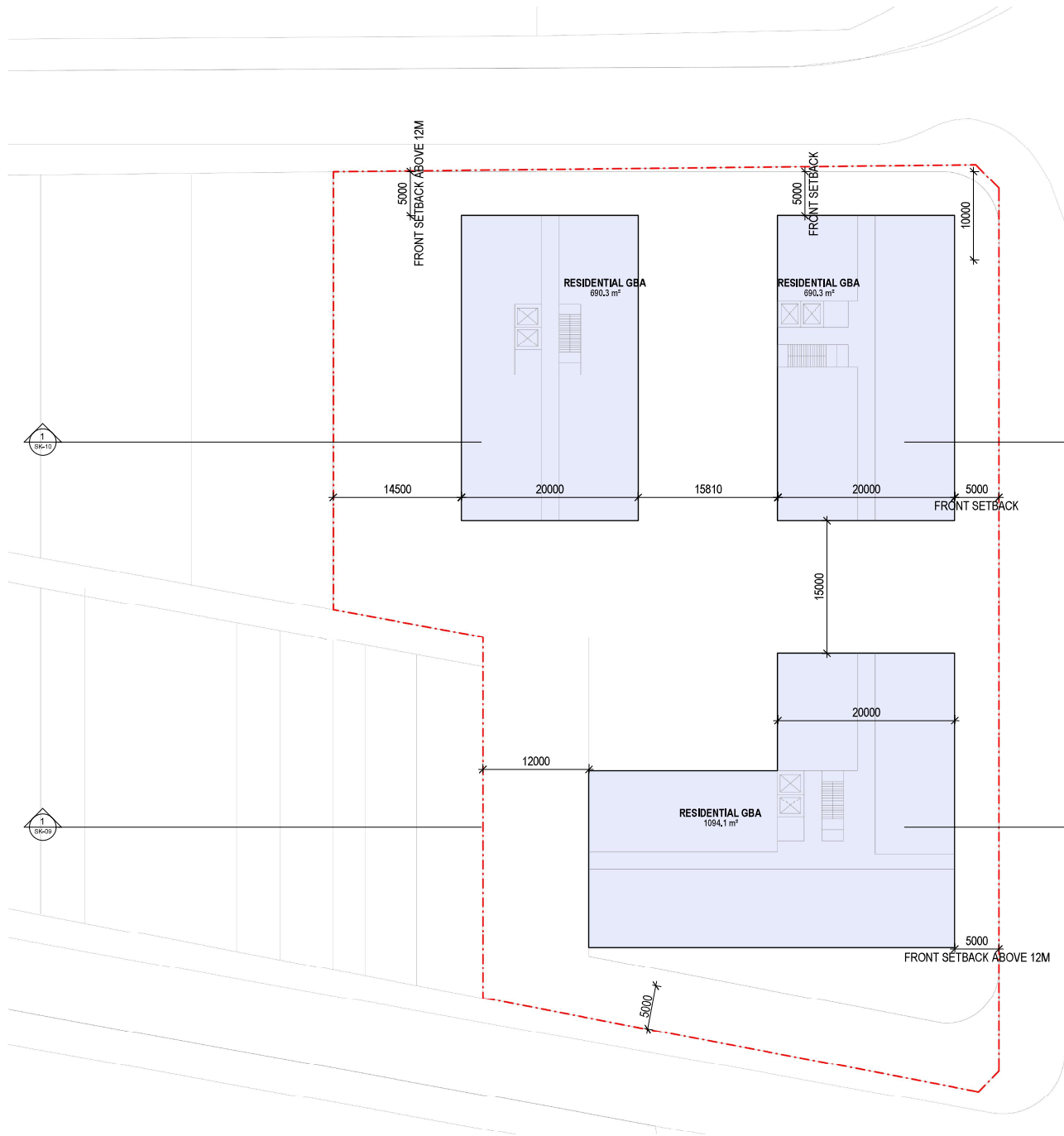
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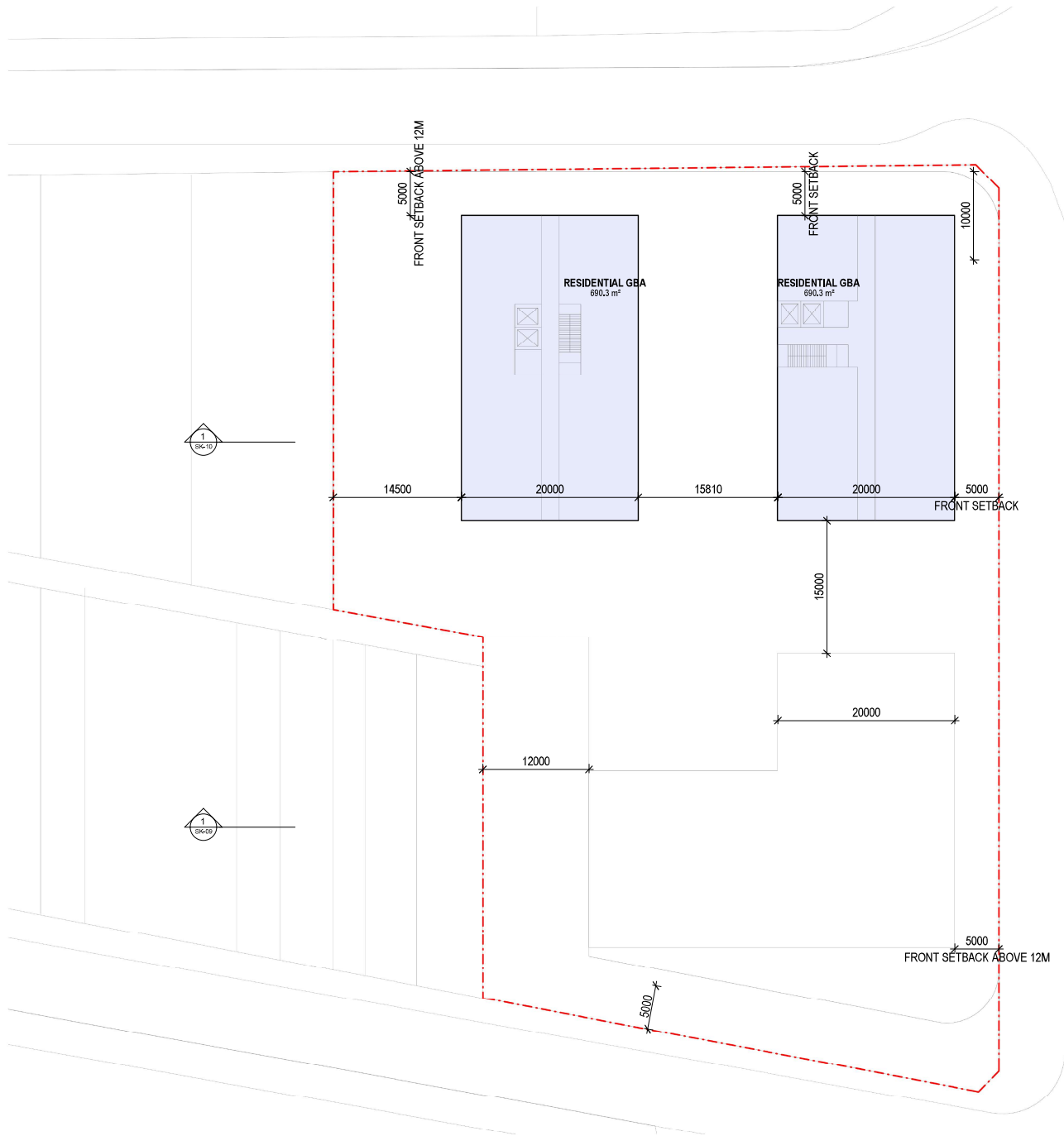


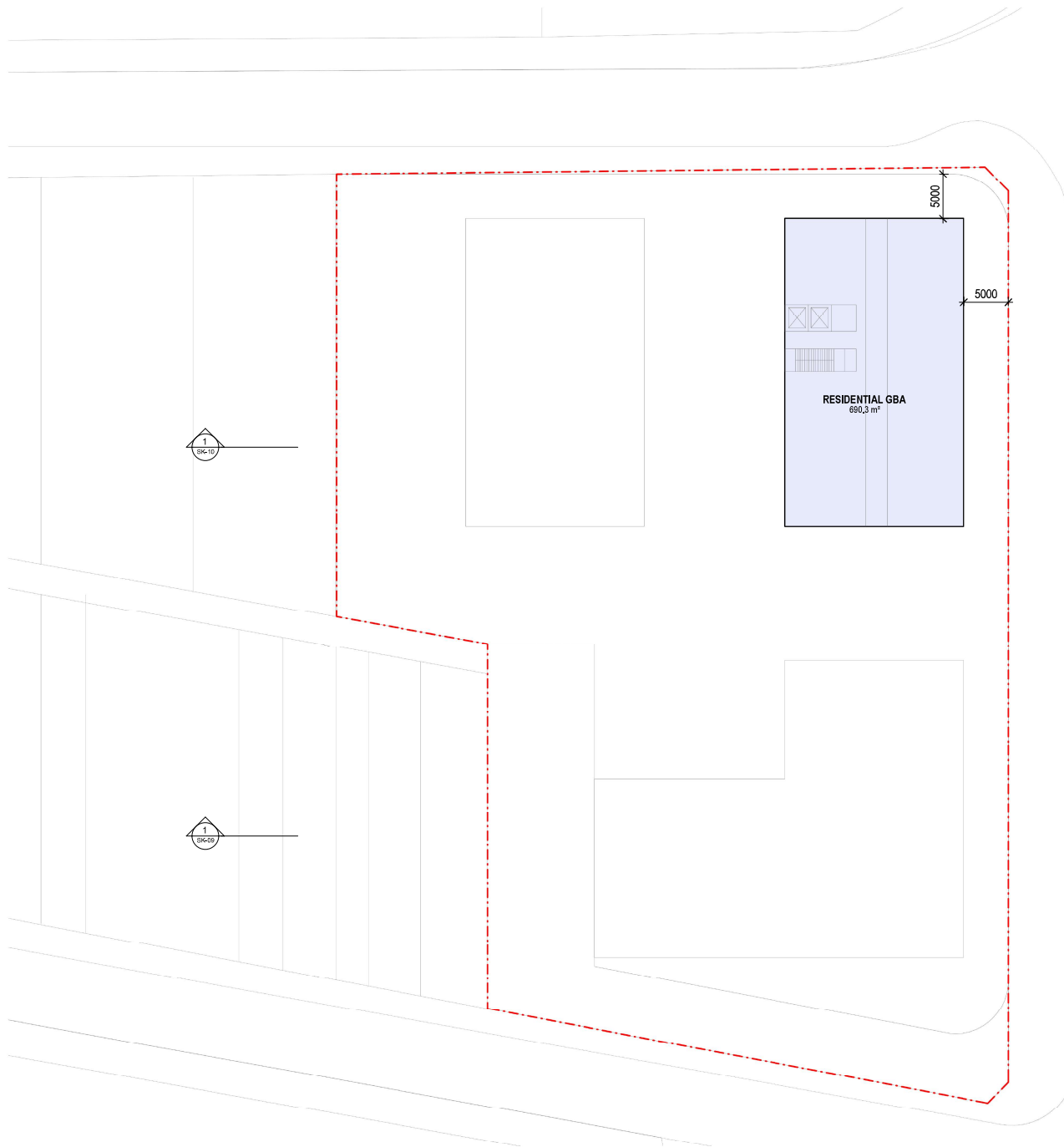


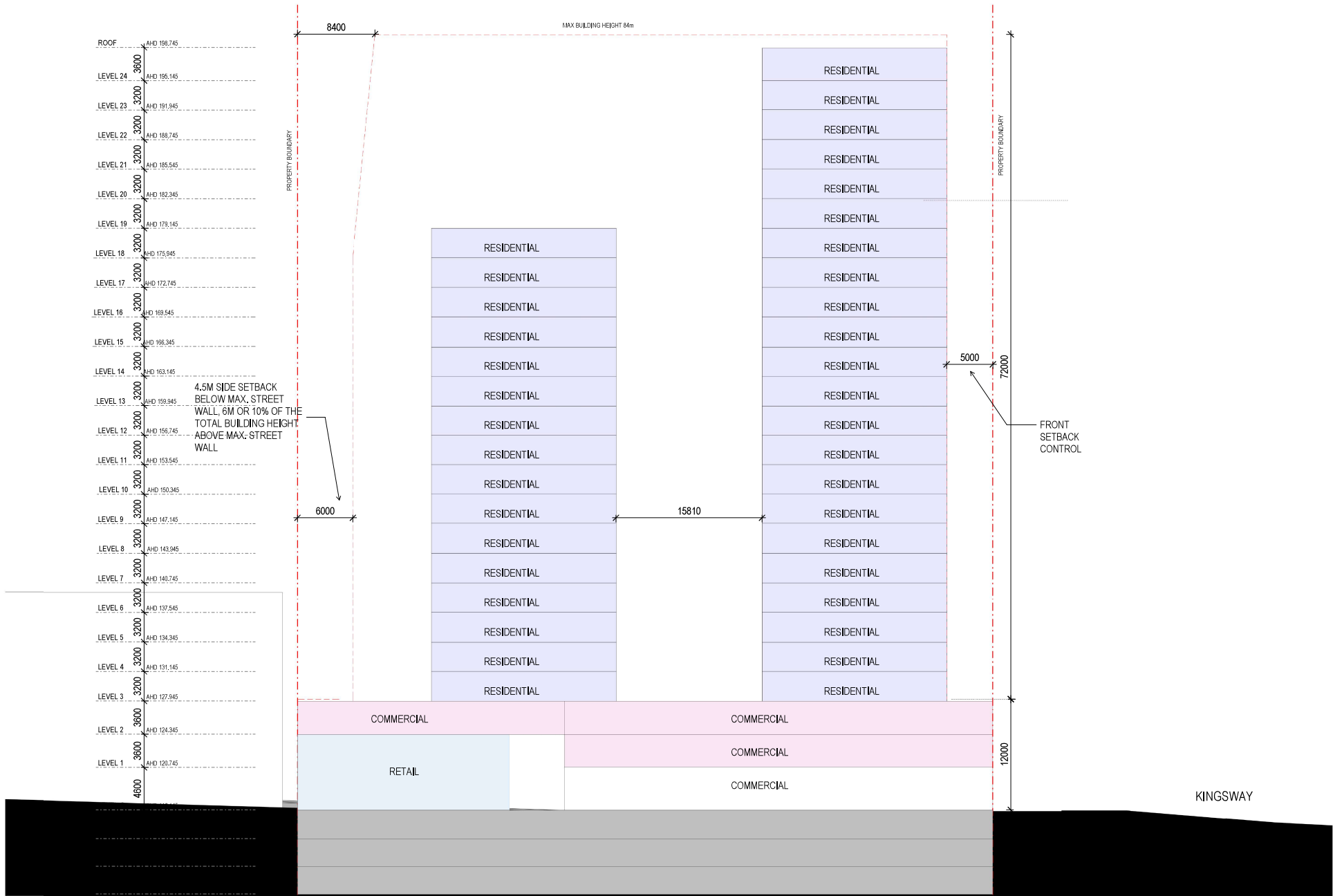
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.











Section 2

Project Title
S.R.L.
SCHEME 11 - GLEN WAVERLEY - COMPLIANT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Fintona Lane 11-17 Barragamba Street 200 Queen Street 2211 London Street
Melbourne VIC 3000 Sydney NSW 1510 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9939 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9660 9329
ABN: 8400334351 Incorporated in Western Australia
1000 Chalmers Street, Suite 200, Glen Waverley VIC 3150, Australia
TAS: Hayball Pty Ltd, VIC: Hayball 00070

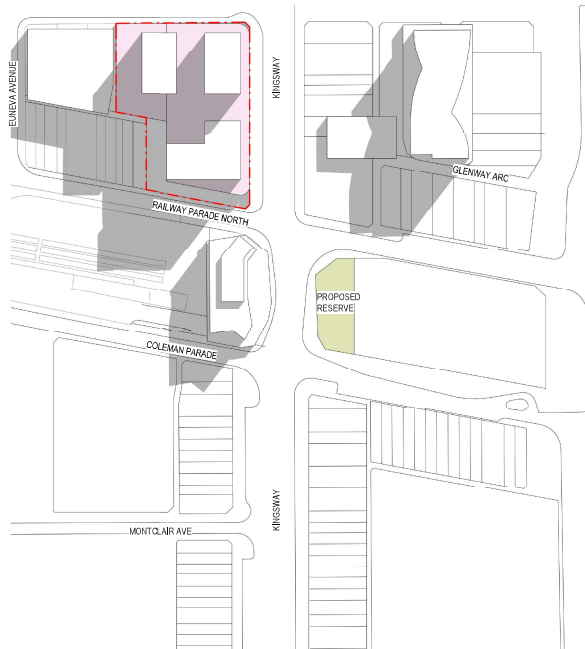
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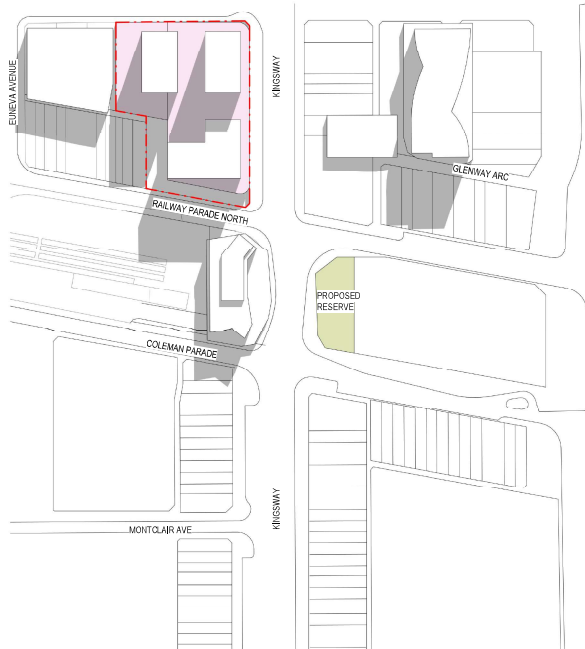
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SECTIONS SHEET 2

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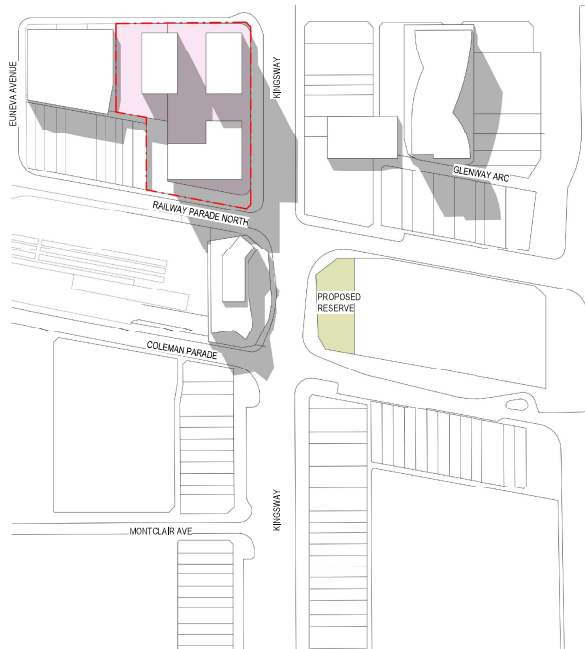
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2751
Drawing No
SK-10
Revision



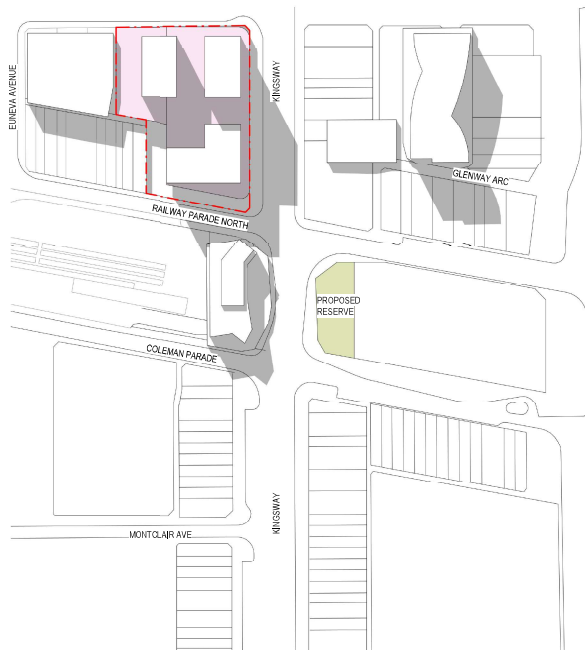
SUN STUDY 22nd SEPT 10AM



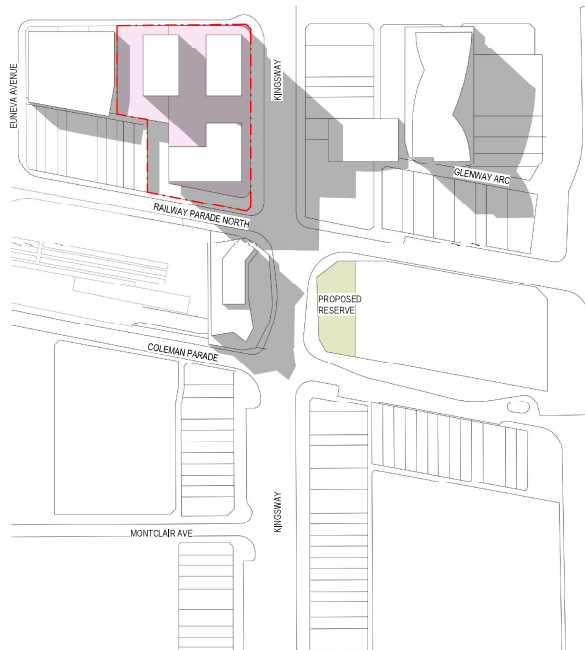
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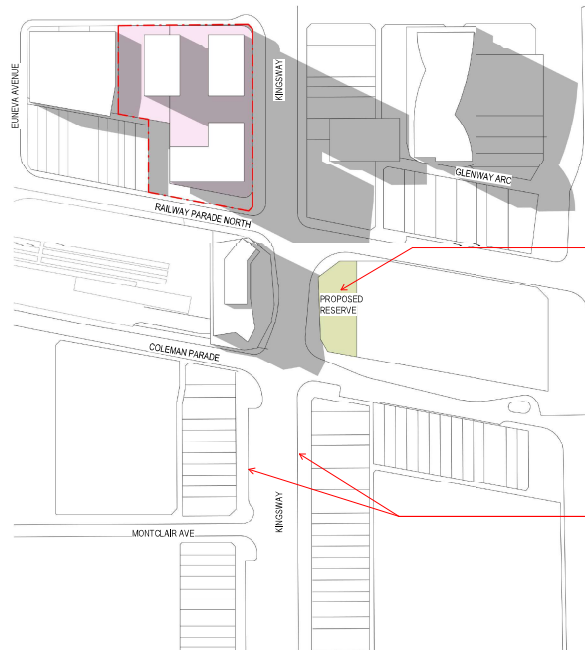
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SUN STUDY 22nd SEPT 1PM



SUN STUDY 22nd SEPT 2PM



SUN STUDY 22nd SEPT 3PM

Central Car Park site: 11am and 2pm on 22 September

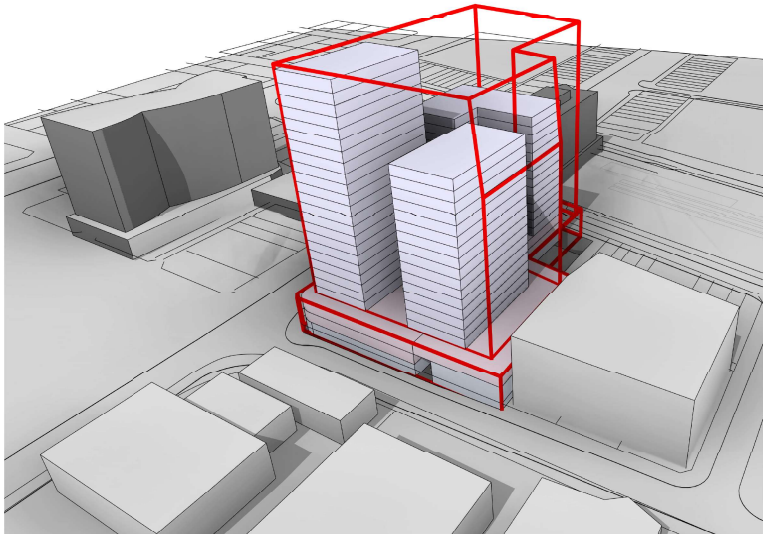
Kingsway between Coleman Parade and Bogong Avenue:

- Eastern footpath of Kingsway: 11am and 3pm on 22 September
- Western footpath of Kingsway: 10am and 1pm on 22 September

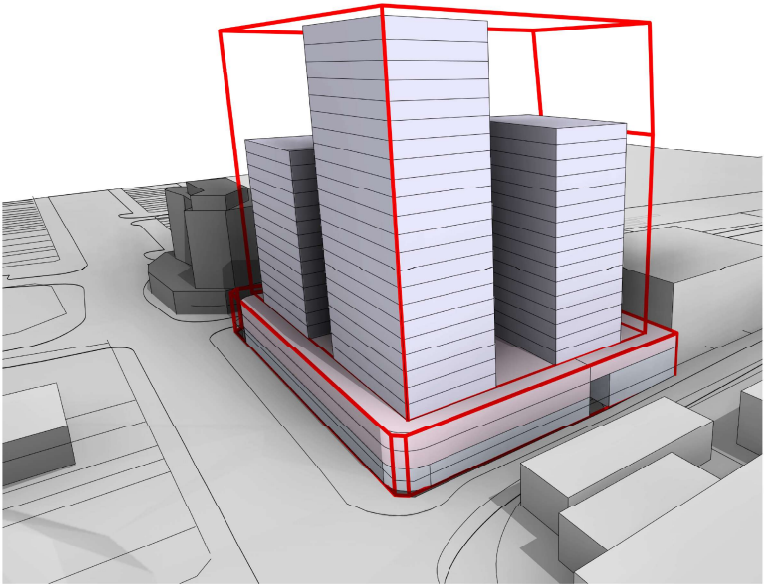
Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope

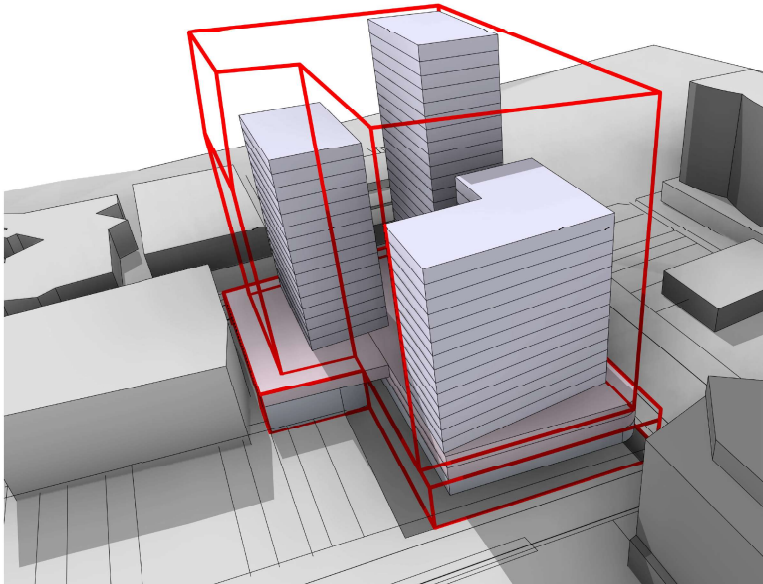
NOTE: BUILDING ENVELOPE REFLECTS BUILT FROM CONTROLS NOT SHADOW CONTROLS



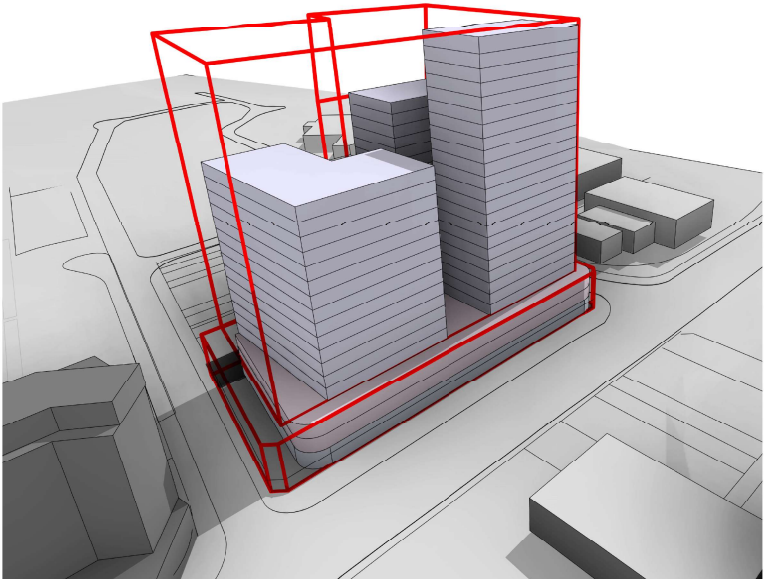
AERIAL FROM NORTH WEST



AERIAL FROM NORTH EAST



AERIAL FROM SOUTH WEST



AERIAL FROM SOUTH EAST

Scheme 11 - Glen Waverley Uplift Scheme

Central Core (Area C)

Site Area: 6,666m²

Requirements:

- Preferred Max Height: 84m
- Max Density (FAR): 8.5:1
- Deep Soil: n/a
- Min Car spaces: 498

Proposed Option Summary:

- Height: 82.6m (24 Storeys)
- Building Density (FAR): 9.5:1
- Total Building Area (GBA): 63292m²
- Deep Soil: n/a
- Car Spaces provided: 500

Area Summary:

- Retail (NLA): 2617m²
- Office (NLA): 6973m²
- Residential (NSA)*: 47885m²
- Basement (GBA)*: 19998m²

*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

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Project Title
S.R.L.
SCHEME 11 - GLEN WAVERLEY - UPLIFT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Fintona Lane, Suite 111, 1117 Bankers Street, Level 1, 200 Queen Street, Level 1, 221 Little Street,
Melbourne VIC 3000 Sydney NSW 1510, 2110 Brisbane QLD 4000 Canberra ACT 2600
T +61 3 9039 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9660 9329
ABN: 84003943611 Incorporated in Australia ACT: David Trotter 2726,
NSW: David Trotter 9229, QLD: Chris Brown 4641, VIC: Hayball 5035,
TAS: Hayball 7337, VIC: Hayball 5037

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Date Printed

Author
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24/02/2025 5:06:06 PM

Rev Date Description



Drawing Title
SITE PLAN

Status

Project No
2751
Drawing No
SK-00

Revision

