



**SUBURBAN  
RAIL LOOP**

# **SRL East Precinct Planning**

## Floor Area Ratio and Public Benefit Uplift Architectural Testing site selection

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AUTHORITY



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# 1 Overview and purpose

The Suburban Rail Loop Authority (**SRLA**) has prepared draft Structure Plans (**Structure Plans**), draft Implementation Plans and draft Planning Scheme Amendments (**PSAs**) for the six SRL East Structure Plan Areas at Box Hill, Burwood, Glen Waverley, Monash, Clayton and Cheltenham.

One of the main ways proposed to implement the Structure Plans is the proposed PSAs. The PSAs propose to apply the Precinct Zone to the majority of land within the Structure Plan Areas and, in some parts of the Structure Plan Areas, the Precinct Zone is proposed to apply mandatory maximum Floor Area Ratios (**FARs**).

In general terms, a FAR is the ratio between the amount of above ground 'gross floor area'<sup>1</sup> that can be developed on a particular site, having regard to the area of that site. The FAR is defined in the proposed schedules to the Precinct Zone, as follows:

*For the purposes 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. Void associated with lifts, car stackers and similar services elements should be considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor.*

Where a mandatory maximum FAR is proposed to apply to land, the FAR would only be able to be exceeded if a public benefit is provided to the satisfaction of the responsible authority, as set out and calculated in accordance with the *Suburban Rail Loop East Voluntary Public Benefit Uplift Framework* (**Uplift Framework**).

The Uplift Framework is designed to support implementation of the Structure Plans and provides that the following public benefits can be provided:<sup>2</sup>

- Public realm improvements;
- Affordable housing; and
- Strategic land uses.

Hayball was instructed to undertake architectural testing to test the relationship between the mandatory maximum FARs in the proposed schedules to the Precinct Zone and the discretionary built form envelopes (i.e. height and setback standards) proposed by the relevant schedules to the Built Form Overlay. The purpose of the testing was to test:

- A development scenario that achieves compliance with the applicable mandatory maximum FAR and meets the other applicable built form standards set out in the proposed schedules to the Built Form Overlay;

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<sup>1</sup> The definition used the term 'gross floor area' which is defined in clause 73.01 of the relevant planning schemes, as follows: "*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.*"

<sup>2</sup> The locations where each category of public benefit can be delivered is informed by the Structure Plan objectives and outcomes and set out in the Uplift Framework.

- A development uplift scenario that represents the maximum amount of development/yield that could reasonably be achieved if the base FAR is exceeded with provision of a Public Benefit, but that otherwise achieves general compliance with the built form standards set out in the proposed schedules to the Built Form Overlay.

For the purposes of the testing, assumptions were made about land use, associated car parking rates and there was general adherence with the proposed discretionary built form standards in the schedules to the Built Form Overlay.

Hayball considered twenty-four (24) development schemes which were distributed throughout the parts of the Structure Plan Areas where the Uplift Framework is proposed to apply and comprised a range of place types, site sizes and conditions. The purpose of this document is to explain the basis for selecting the twenty-four (24) development schemes that were considered by Hayball.

## 2 Site selection methodology

There are over 12,000 lots within the Structure Plan Areas. This means that it was necessary for sites to be selected to be representative so that the results and findings of the testing could be interpreted for a range of place types, site sizes and conditions. The approach also included consideration of a range of land use scenarios and categories of public benefit.

### 2.1 Place types

The following place types are proposed to be subject to the Uplift Framework and site selection included a spread of sites across the various place types.

- (a) Central core.
- (b) Central flanks.
- (c) Main streets.
- (d) Key movement corridors.
- (e) Urban neighbourhoods.
- (f) Strategic sites.

### 2.2 Variation in FARs

The proposed FARs vary, with general alignment between the FARs and the preferred maximum building heights. Site selection sought to ensure that a range of FARs were subject to architectural testing.

## 2.3 Lot characteristics

Lot characteristics, including lot area, frontage and depth, development potential and place type, were considered to ensure that the selected sites were representative of the various site conditions that occur across the relevant parts of the Structure Plan Areas.

Lot analysis was undertaken, with a focus on the relevant parts of the Structure Plan Areas where the Uplift Framework is proposed to operate. The lot analysis:

- excluded lots considered unlikely for FAR uplift development (e.g. smaller subdivided lots affected by common property and strata titles) (**Strata Lots**);
- excluded the Station Development Areas and Strategic Sites proposed to be subject to master plan requirements in the Precinct Zone. This was because these sites generally comprise larger lots that are not typical in the relevant places types;
- excluded public land and other land that is not proposed to be subject to the Built Form Overlay; and
- for the remaining land (**non-Strata Lots**), sought to identify common lot characteristics that are typical for the relevant place types to inform the site selection.

Table 1 presents the breakdown between Strata Lots and non-Strata Lots in all place types, excluding the Station Development Areas and Strategic Sites proposed to be subject to master plan requirements in the Precinct Zone.

**Table 1: Strata Lots and non-Strata Lots**

Place type	Total lot area (ha)	Total lot count	Strata Lot area (ha)	Strata Lot count	Non-Strata Lot area (ha)	Non-Strata Lot count
Core	24.98	162	10.79	18	14.18	144
Central Flanks	43.27	489	14.28	106	28.98	383
Main Street	14.52	423	3.00	36	11.51	387
Key movement corridor	162.35	1619	67.80	457	94.54	1162
Urban neighbourhood	173.93	2138	79.75	791	94.19	1347
Residential neighbourhoods	543.34	7014	21.26	2337	330.75	4677
Employment areas	201.1	705	46.49	96	154.61	609
Total	1163.51	12550	434.71	3841	728.79	8709

Table 2 presents the area of the non-Strata Lots in each place type (excluding Strata Lots, Station Development Areas and Strategic Sites proposed to be subject to master plan requirements in the Precinct Zone).

**Table 2: Place type distribution of non-Strata Lot area**

Place type	Box Hill (ha)	Burwood (ha)	Glen Waverley (ha)	Monash (ha)	Clayton (ha)	Cheltenham (ha)	Total	Total as a percentage
Core	10.21	N/A	3.97	N/A	N/A	N/A	14.18	1.9%
Central Flanks	17.51	N/A	4.08	N/A	5.13	2.26	28.98	4.0%
Main Street	N/A	1.41	5.04	N/A	3.28	1.76	11.49	1.6%
Key movement corridor	12.72	28.94	10.52	14.77	6.40	21.17	94.52	13.0%
Urban neighbourhood	10.50	7.94	10.05	5.19	45.52	14.96	94.16	12.9%
Residential neighbourhoods	48.06	33.96	70.36	56.13	62.78	59.44	330.73	45.4%
Employment areas	N/A	12.75	9.43	76.76	7.79	47.86	154.59	21.2%
Total	99.00	85.00	113.45	152.85	130.90	147.45	728.65	100%

Table 1 and 2 highlights that of the non-Strata lots:

- the place types subject to the Uplift Framework collectively represent approximately 33% (243 hectares);
- the Key Movement Corridor and Urban Neighbourhood place types make up approximately 66% in the areas where the Uplift Framework will operate; and
- Box Hill contains approximately 64% of the non-Strata Lot area in the Central Core and Central Flanks place types.

Table 3 presents a summary of the typical lot characteristics of the non-Strata Lots for each place type where the Uplift Framework will operate, including lot area, frontage and depth.

**Table 3: Typical characteristics of non-Strata-Lots in areas where the Uplift Framework will operate**

Place type	Typical Lot Area m <sup>2</sup> (%)	Typical frontage width m (%)	Typical lot depth m (%)
Central Core	<1000m <sup>2</sup> (77.7%)	<20m (71%)	<50m (84.7%)
Central Flanks	<1000m <sup>2</sup> (77.5%)	<20m (76.2%)	<50m (74.6%)
Main Street	<400m <sup>2</sup> (88.7%)	<14m (89.6%)	<45m (96.1%)
Key Movement Corridor	<1000m <sup>2</sup> (81.8%)	<20m (79.4%)	<50m (91.5%)
Urban Neighbourhood	<1000m <sup>2</sup> (84.1%)	<20m (85.6%)	<50m (93.9%)
Average percentage	82.0%	80.0%	88.2%

## 2.4 Lot consolidation

Site selection considered the potential for lot consolidation to enable consideration of the potential implications this would have for achieving FAR uplift.

## 2.5 Public benefits

The selection of sites sought to test the public benefits that are proposed to be eligible under the Uplift Framework. This included strategic land uses (commercial/medical floorspace in relevant priority areas), affordable housing and public realm improvements (e.g. pedestrian connections).

## 2.6 Land use scenarios

The selection of sites also had regard to potential land use outcomes to ensure a representative mix of land uses were subject to consideration. Regard was given to the applied zones that are proposed to apply in each place type and the associated land use scenarios set out in Table 3.

**Table 3: Land use scenarios**

Place type	Applied zones	Land use scenario
Core	Commercial 1 Zone	Retail and commercial use at ground / podium levels with dwellings at upper levels
Central flanks	Commercial 1 Zone Mixed Use Zone Residential Growth Zone Bespoke (Box Hill)	Dependent on location and precinct
Main street	Commercial 1 Zone	Commercial / retail use at ground level and dwellings above.
Key movement corridor	Mixed Use Zone Commercial 3 Zone	Residential at all levels
Urban neighbourhood	Residential Growth Zone Bespoke (Clayton)	Residential at all levels, with the exception of the Clayton health priority area.

## 2.7 Car parking rates

The following car parking rates were adopted for the purposes of the testing based on the proposed Parking Overlay, with Area A generally applying maximum rates to the central area of a Structure Plan and near the SRL station. Area B applies to the balance of the Structure Plan Area and includes minimum and maximum parking rates for dwellings.

For sites in Parking Overlay Area A:

- a minimum of 50% of the maximum car parking rate was adopted for 1 and 2 bedroom dwellings with 1 space per 3 bedroom dwelling;
- no car parking was provided for retail uses less than 500m<sup>2</sup>;

- maximum rates were adopted for commercial uses, including office and medical suites;

For sites in Parking Overlay Area B, minimum rates were adopted.

### 3 Selected sites

Site selection focused on lots within the relevant place types which were:

- non-Strata Lots which are more likely to redevelop with FAR uplift;
- representative of typical lot characteristics;
- included a mix of place type testing commensurate with their representation within the relevant place types.

Some test sites which are not representative of typical lot characteristics were also selected (e.g. larger sites in the central Core and some smaller lots).

A total of twenty-four (24) development schemes were selected for testing by Hayball across twenty-two (22) sites. For some sites more than one testing scheme was proposed. A summary of the sites is provided below, with more detail provided in the Attachment. The sites are spread across the Structure Plan Areas as follows: Box Hill: 6; Burwood: 2; Glen Waverley: 2; Clayton: 3; Monash: 5 sites and Cheltenham: 4 sites. Four sites are less than 1000m<sup>2</sup> in area and fourteen (14) sites are greater than 1000m<sup>2</sup> in area. Four sites are greater than 2,000m<sup>2</sup> in area.

**Table 4: Summary of selected sites**

Place type	Distribution of sites by precinct	Site Size	Land use scenario	Public benefit
Core	Box Hill: 3 sites Glen Waverley: 1 site	<1000m <sup>2</sup> : 1 site >1000m <sup>2</sup> : 2 sites >2000m <sup>2</sup> : 1 site	Mixed use: 4 sites	Office, affordable housing, pedestrian link
Central flanks	Box Hill: 1 site Cheltenham: 1 site	<1000m <sup>2</sup> : 1 site >1000m <sup>2</sup> : 1 site	Mixed use: 2 sites	Affordable housing
Main Street	Burwood: 1 site Clayton: 1 site	>1000m <sup>2</sup> : 2 sites	Mixed use: 2 sites	Affordable housing
Key movement corridor	Box Hill: 1 site Burwood: 1 site Glen Waverley: 1 site Clayton: 1 site Cheltenham: 2 sites	<1000m <sup>2</sup> : 1 site >1000m <sup>2</sup> : 4 sites >2000m <sup>2</sup> : 1	Mixed use: 2 sites Residential: 4 sites	Affordable housing



Place type	Distribution of sites by precinct	Site Size	Land use scenario	Public benefit
Urban neighbourhood	Box Hill: 1 site Monash: 3 sites Clayton: 1 site Cheltenham: 1 site	<1000m <sup>2</sup> : 1 site >1000m <sup>2</sup> : 5 sites	Mixed use: 1 site Residential: 5 sites	Affordable housing or pedestrian link
Strategic sites	Monash: 2 sites	>2000m <sup>2</sup> : 2 sites	Commercial: 2 sites	Pedestrian connection

## Attachment – Selected sites

Place type	Precinct	Address	FAR	Site characteristic	Single lot / consolidated	Land use scenario	Public benefit
Core	Box Hill	18-20 and 14-16 Prospect Street, Box Hill	10.0	Site Area: 2400m <sup>2</sup> Frontage: 60m Depth: 40m	Consolidated (2 lots)	Retail at ground level Office at podium levels Dwellings in tower levels	Office or affordable housing
	Box Hill	18-20 Prospect Street, Box Hill	10.0	Site Area: 1200m <sup>2</sup> Frontage: 30m Depth: 40m	Single site	Retail at ground level Office at podium levels Dwellings in tower levels	Office use or affordable housing
	Box Hill	562 - 568 Station Street, Box Hill	13.0	Site Area: 740m <sup>2</sup> Frontage: 24m Depth: 30m	Consolidated (3 lots)	Retail at ground level Office at Level 1 Dwellings in podium and tower levels	Office
	Glen Waverley	5-35 Kingsway, Glen Waverley	8.5	Site Area: 6,666m <sup>2</sup> Frontage: 100m Depth: >58m	Single lot	Retail at ground level Office at podium levels Dwellings in tower levels	Office
Central Flanks	Box Hill	139 – 141 Thames Street, Box Hill	7.0	Site Area: 1,915m <sup>2</sup> Frontage: 42m (3 x lots) Depth: 44m	Consolidated (3 lots)	Retail at ground level Office / medical at podium levels Dwellings in tower levels	Medical (office)
	Cheltenham	1182 Nepean Highway, Cheltenham	4.5	Site area: 720m <sup>2</sup> Frontage: 20m	Single lot	Retail at ground level Dwelling above	Affordable housing
Main Street	Burwood	42-46 Burwood	4.0	Site Area: 1,261m <sup>2</sup>	Consolidated (3 lots)	Retail at ground level	Affordable housing

Place type	Precinct	Address	FAR	Site characteristic	Single lot / consolidated	Land use scenario	Public benefit
		Hwy, Burwood		Frontage: 34m (various lots) Depth: >30m		Dwellings above	
	Clayton	326 – 332A Clayton Road, Clayton	4.0	Site Area: 1000m <sup>2</sup> (area is off - double check dims) Frontage: 38.8m Depth: 38.5m	Consolidated (8 lots)	Retail at ground level Dwellings above	Affordable housing
Key movement corridor	Box Hill	1116 - 1120 Whitehorse Road, Box Hill.	3.5	Site Area: 1,770m <sup>2</sup> Frontage: 30m Depth: 42m	Consolidated (2 lots)	Residential (dwellings)	Affordable housing
	Burwood	256 & 258 Burwood Highway, Burwood	3.5	Site Area: 1,406m <sup>2</sup> Frontage: 30m Depth: 46m	Consolidated (2 lots)	Residential (dwellings)	Affordable housing
	Glen Waverley	176-186 Springvale Road, Glen Waverley	3.5	Site Area: 13,560m <sup>2</sup> Frontage: 81m Depth: >130m	Single lot	Retail at ground level Dwelling above	Affordable housing
	Clayton	1332-1334 Centre Road, Clayton	3.5	Site Area: 1000m <sup>2</sup> Frontage: 27.6m Depth: 41m	Single lot	Residential (dwellings)	Affordable housing
	Cheltenham	321 Bay Road,	3.5	Site Area: 640m <sup>2</sup>	Single lot	Retail at ground level	Affordable housing

Place type	Precinct	Address	FAR	Site characteristic	Single lot / consolidated	Land use scenario	Public benefit
		Cheltenham		Frontage: 16.2m Depth: 39m		Office – above ground level Dwellings above (maximum 50% of GFA)	
	Cheltenham	321-323 Bay Road, Cheltenham	3.5	Site Area: 1230m <sup>2</sup> Frontage: 30m Depth: 39m	Consolidated (2 lots)	Retail at ground level Office – above ground level Dwellings above (maximum 50% of GFA)	Affordable housing
Urban neighbourhood	Box Hill	5 - 7 Brougham Street, Box Hill	3.0	Site Area: 1,334m <sup>2</sup> Frontage: 30m Depth: 42m	Consolidated (2 lots)	Residential (dwellings)	Affordable housing
	Monash	4 & 6 Morton Street, Clayton	3.0	Site Area: 1519m <sup>2</sup> Frontage: 33.5m Depth: 45m	Consolidated (2 lots)	Residential (dwellings)	Affordable housing
	Monash	17 Morton Street (unit 1 and 2), Clayton	3.0	Site area: 750m <sup>2</sup> Frontage 16.5m Depth: 44m	Single lot	Residential (dwellings)	Pedestrian connection
	Monash	15 & 17 Morton Street (unit 1 and 2), Clayton	3.0	Site area: 1530m <sup>2</sup> Frontage 33m Depth: 44m	Consolidated (2 lots)	Residential (dwellings)	Pedestrian connection
	Clayton	12 Wright Street, Clayton	4.0	Site Area: 1000m <sup>2</sup> Frontage: 20.5m Depth: 49m	Single lot	Retail at ground level Office / medical land uses above Dwellings in tower	Medical (office)

Place type	Precinct	Address	FAR	Site characteristic	Single lot / consolidated	Land use scenario	Public benefit
	Cheltenham	24 - 26 Royalty Ave, Highett, Cheltenham	3.0	Site Area: 1203m <sup>2</sup> Frontage: 34.2m Depth: 35m	Consolidated (2 lots)	Residential (dwellings)	Affordable housing
Strategic Site	Monash	611 Blackburn Road, Notting Hill	7.0	Site Area: 14,693m <sup>2</sup> Frontage: 73m Depth: 197m	Single lot	Retail at ground level  Office – above ground level  Dwellings above (maximum 50% of GFA)	Pedestrian connection
	Monash	591 Blackburn Road, Notting Hill	11.0	Site Area: 10,058m <sup>2</sup> Frontage: 50m Depth: 230m	Part single lot	Retail at ground level  Office – above ground level  Dwellings above (maximum 50% of GFA)	Pedestrian connection