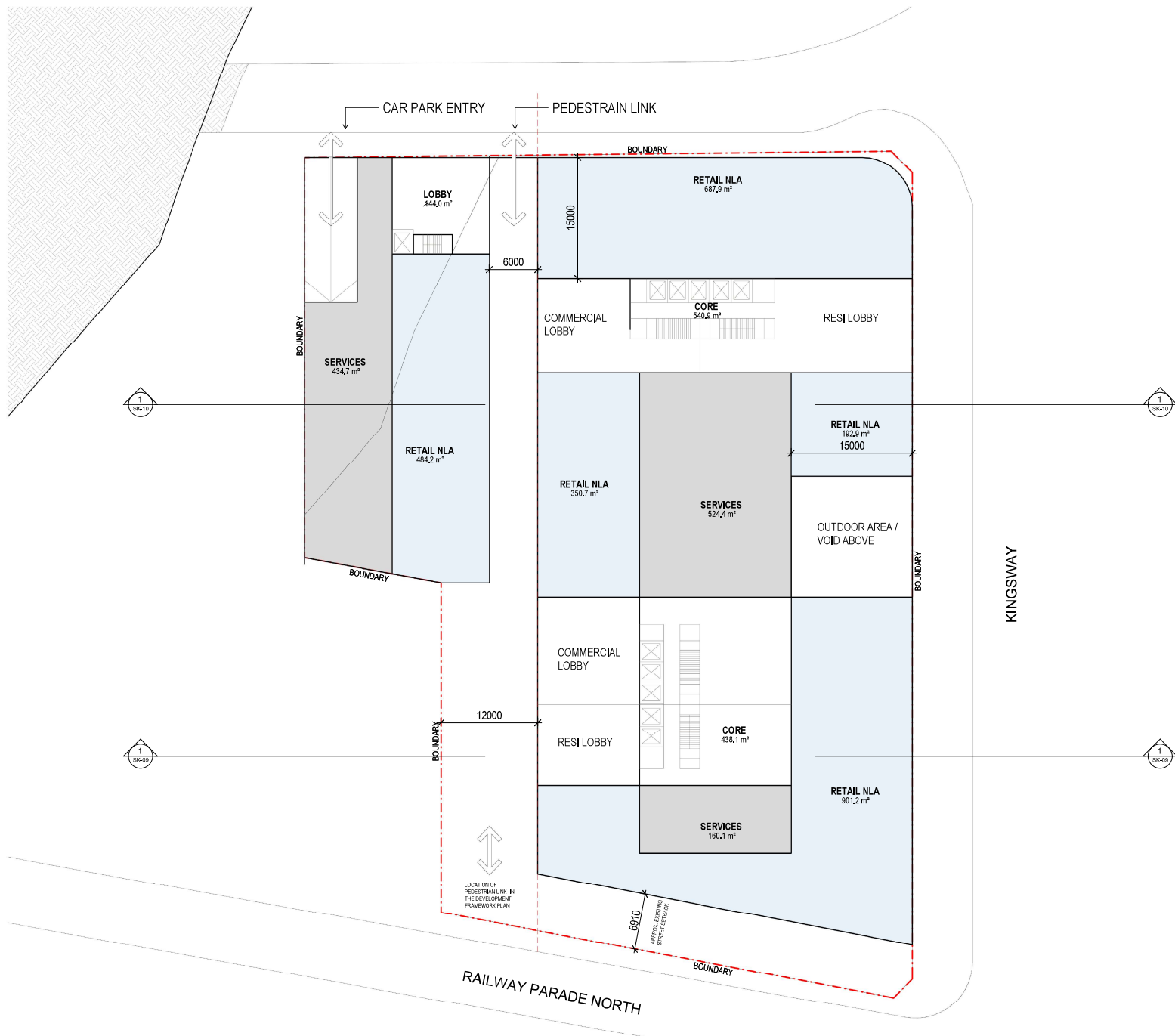


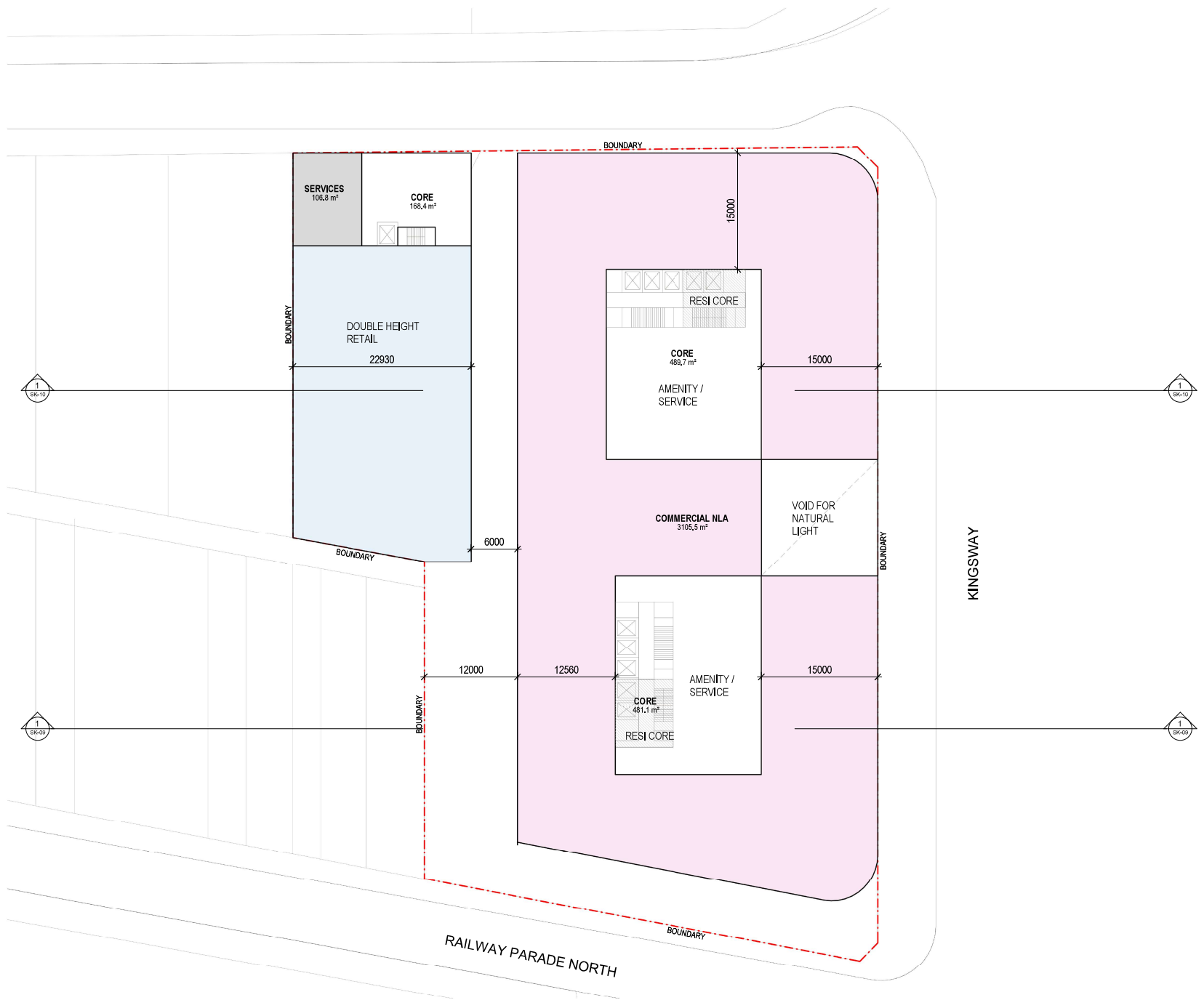
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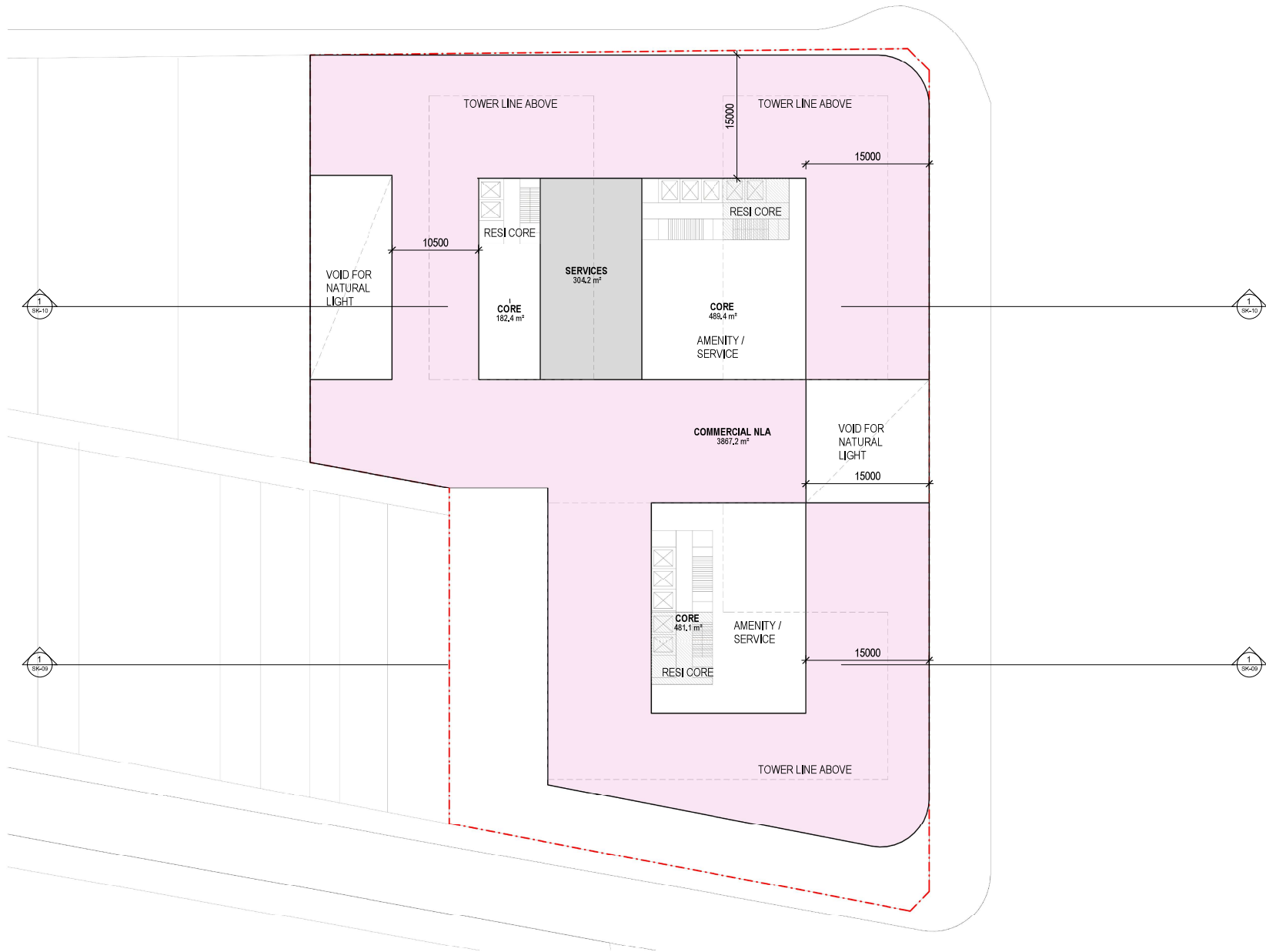
Part 3: Appendix

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
Part H - Page 208 - 230
Part I – Page 231 - 285
Part J – Page 286 - 340







Project Title

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



Melbourne

Sydney

Brisbane

Canberra

Level 1

Level 2

Level 3

Level 4

Level 5

Level 6

Level 7

Level 8

Level 9

Level 10

Level 11

Level 12

Level 13

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Level 289

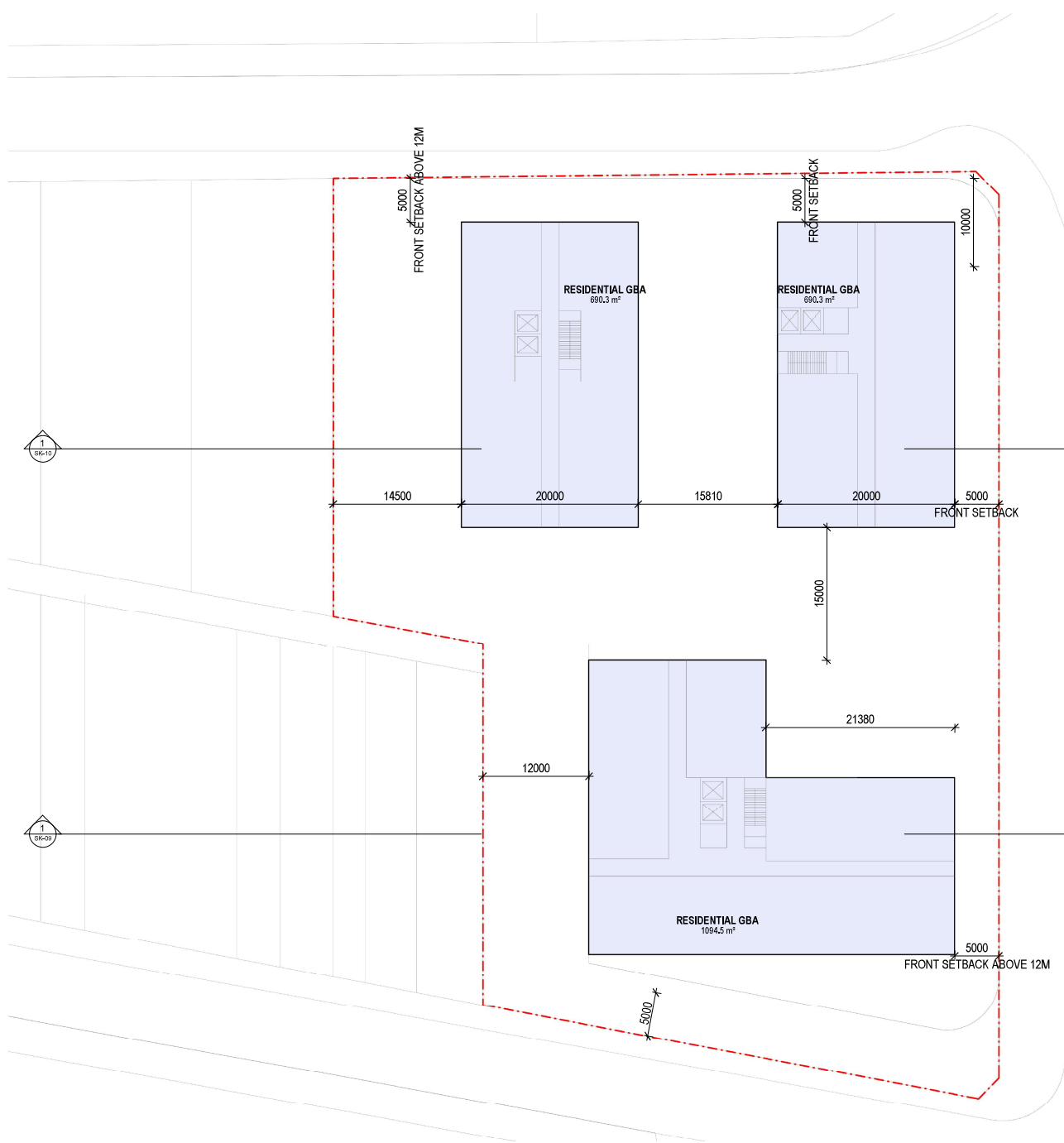
Level 290

Level 291

Level 292

Level 293

Level 294



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



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Windsor Lane 1117 Bankers Quay Street 200 Queen Street 2211 London Circuit
Melbourne VIC 3000 Sydney NSW 1510 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9039 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9669 8329
ABN: 84003934051 Incorporated in Australia ACT: David Trotter 2734,
100% Owner Trustee 8239, 8240, 8241, 8242, 8243, 8244, 8245, 8246, 8247, 8248, 8249, 8250,
TAS: Hayball 7337, VIC: Hayball 50070

Drawn By
Checked By
Date Printed
Scale
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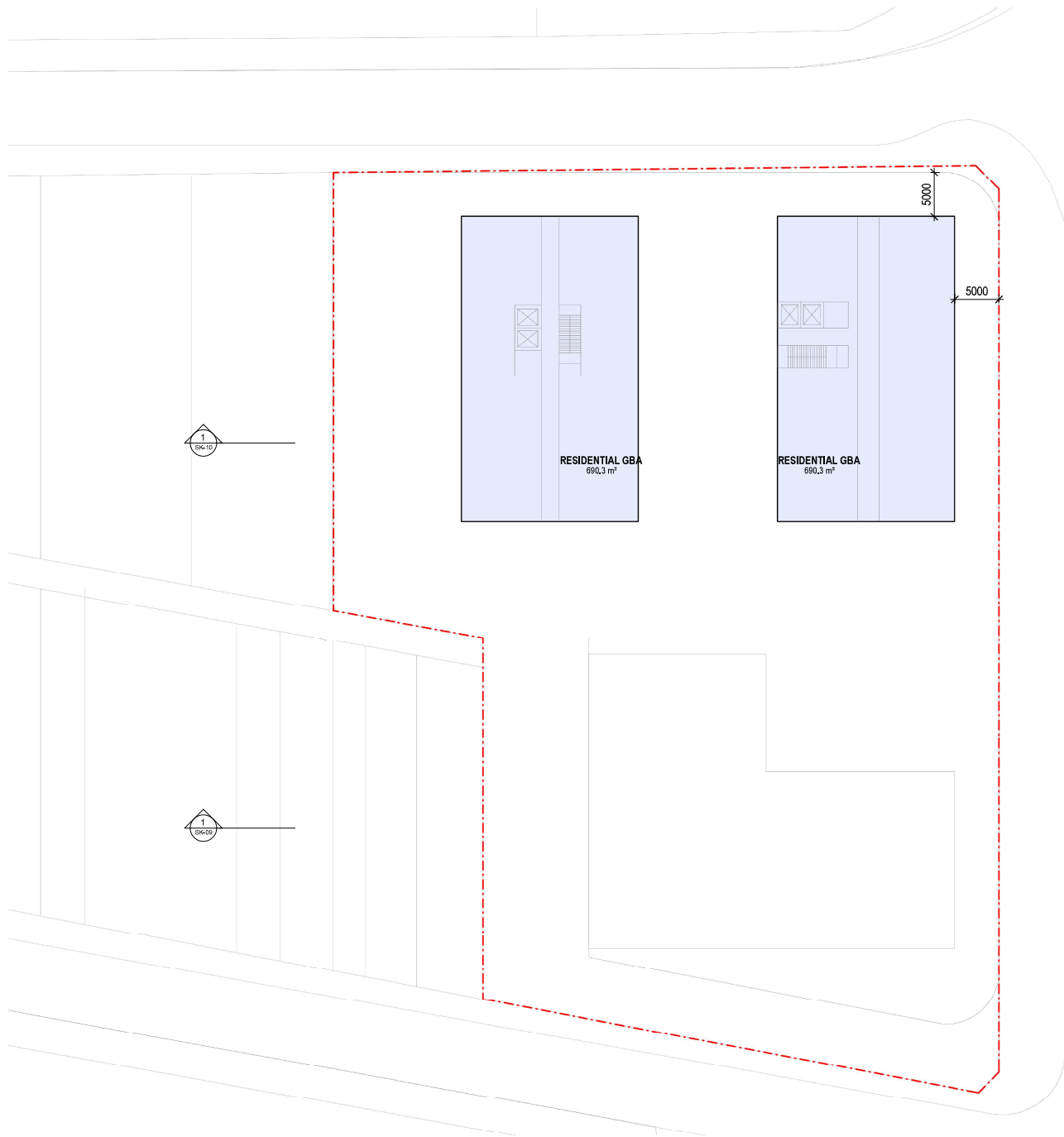
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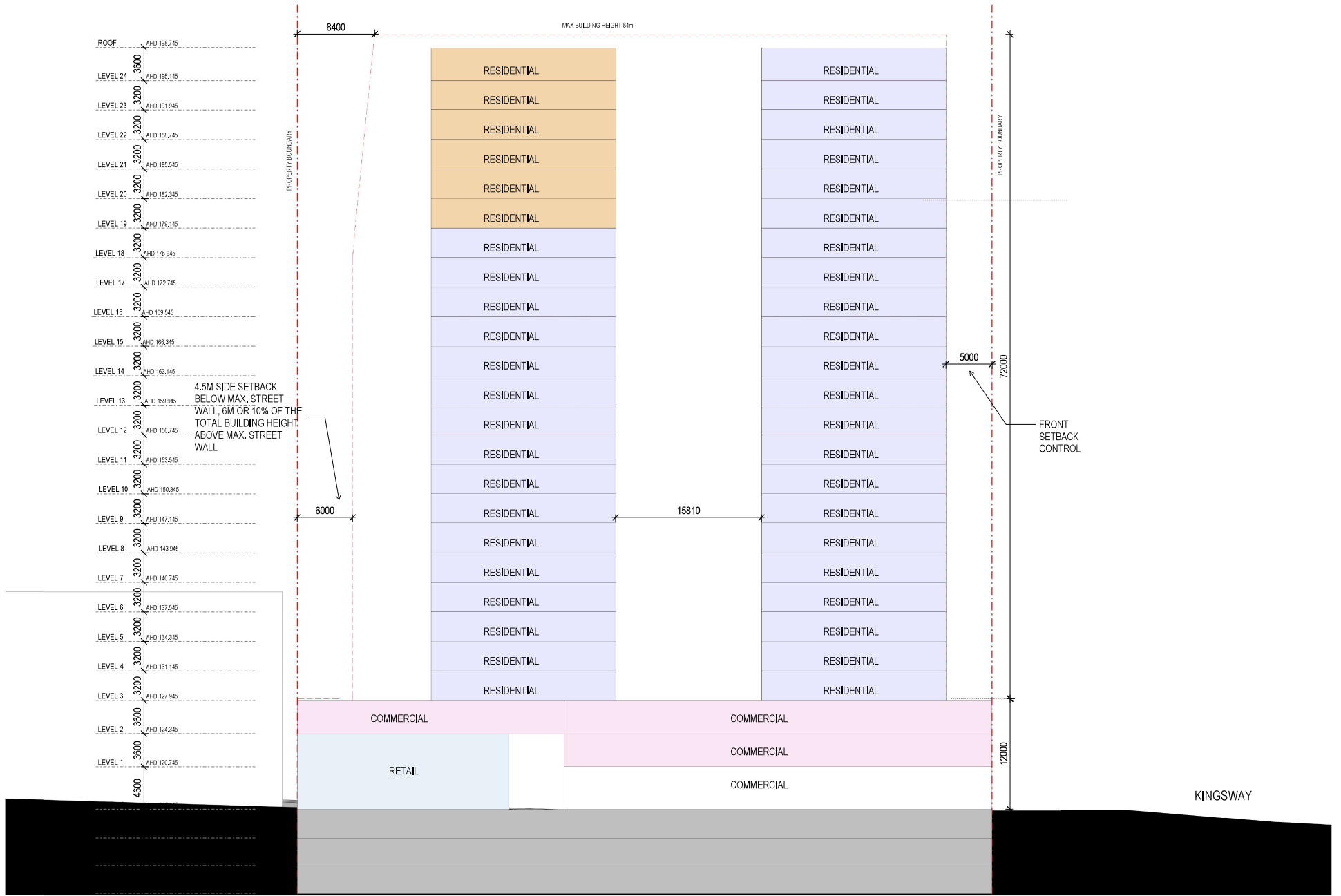
Drawing Title
LEVELS 3 - 18

Status

Project No
2751
Drawing No
SK-05

Revision





Section 2

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



Melbourne Sydney Brisbane Canberra
Level 1 250 Pinner Lane Level 1 11-17 Barragamba Street Level 1 250 Queen Street Level 1 2211 Linden 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 David Tennant 27/2/19
100% Ongoing Tenancy 10/29 25/25 25/25 25/25 25/25 25/25 25/25 25/25 25/25 25/25
TAS: Hayball P337 VIC: Hayball 00076

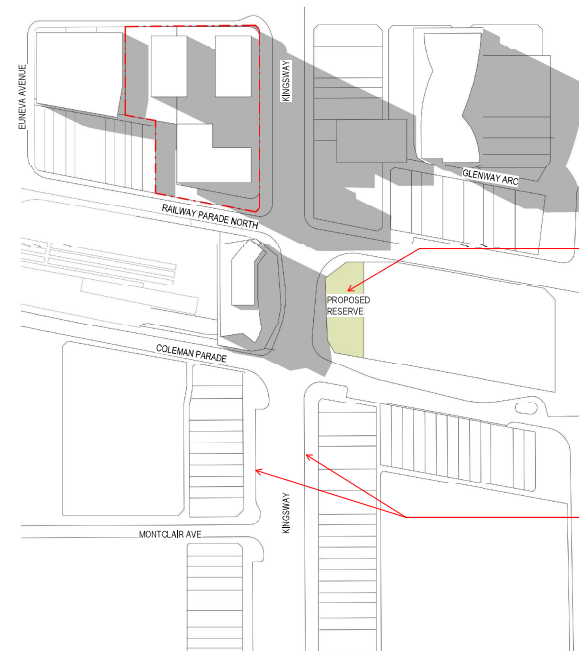
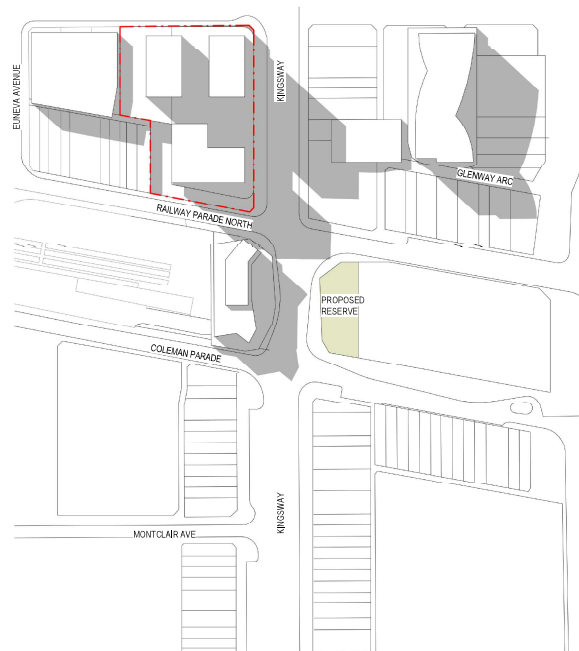
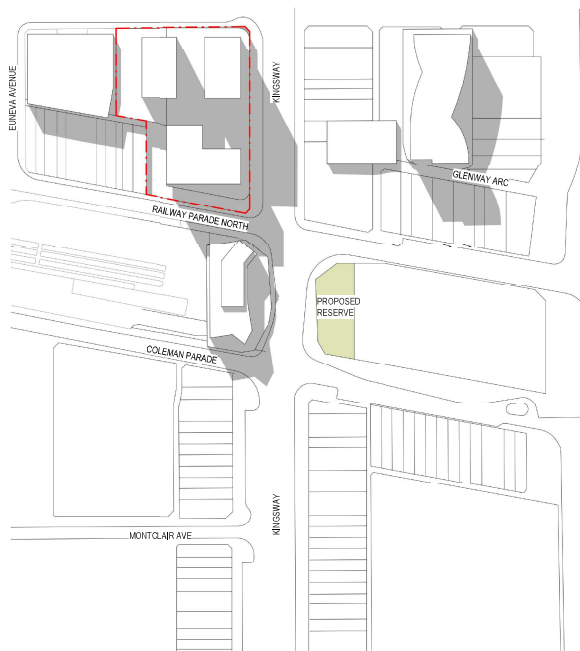
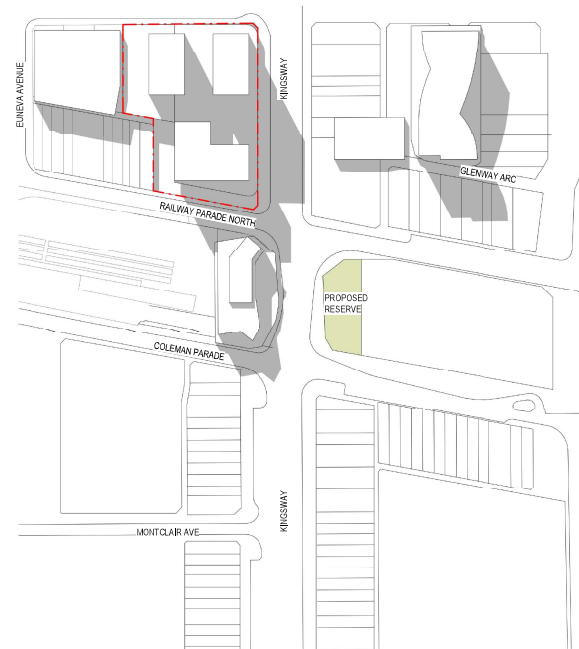
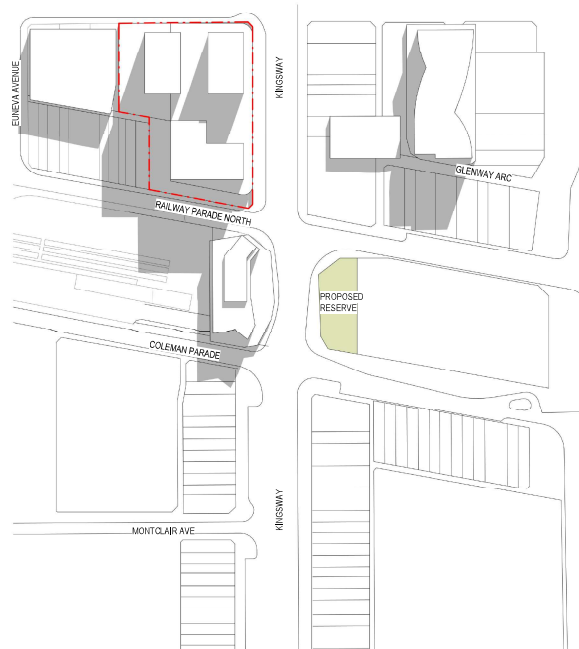
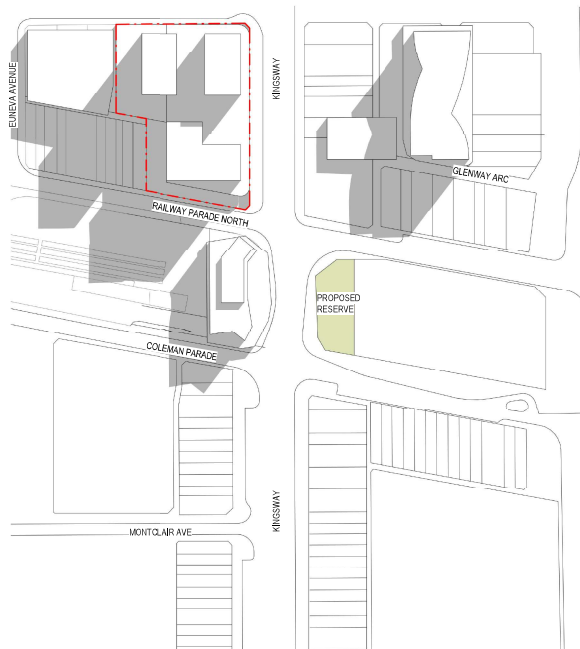
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Date Printed
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Rev Date Description

Drawing Title
SECTIONS SHEET 2

Status

Project No
2751
Drawing No
SK-10
Revision



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

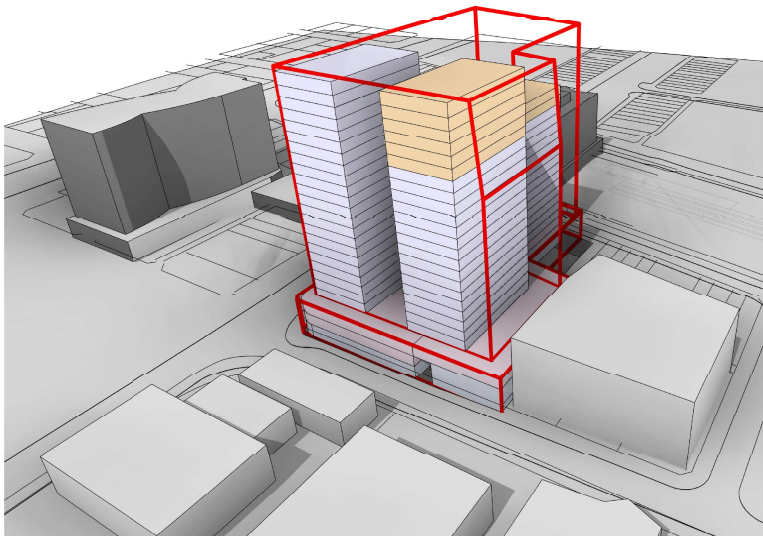
— Kingsway between Coleman Parade and Bogong Avenue:

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

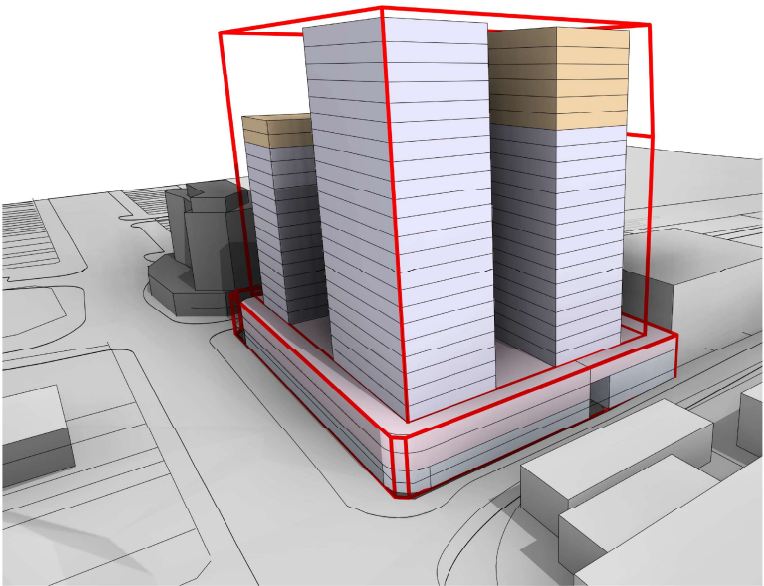
Legend

- Compliant Residential Envelope
- Compliant Office Envelope
- Compliant Retail/Services Envelope
- Extent of Optimised Building Uplift
- Built Form Controls Envelope

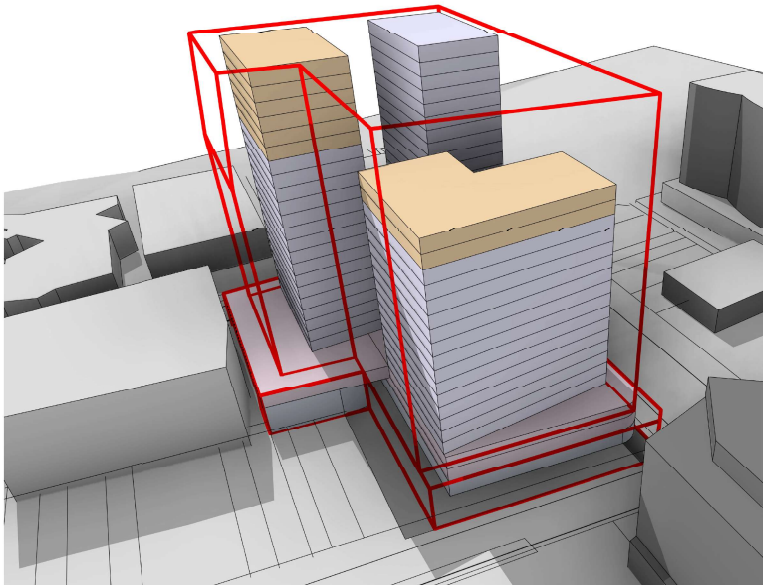
NOTE: BUILDING ENVELOPE REFLECTS BUILT FROM CONTROLS NOT SHADOW CONTROLS



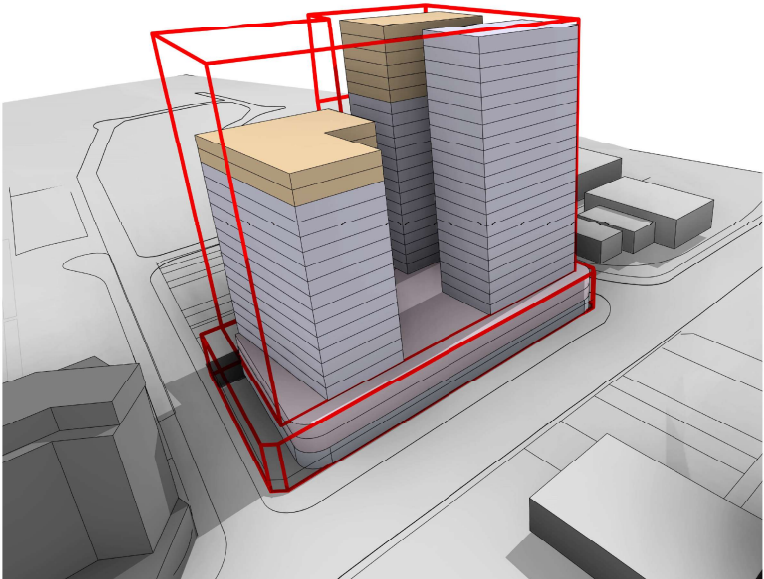
AERIAL FROM NORTH WEST



AERIAL FROM NORTH EAST



AERIAL FROM SOUTH WEST



AERIAL FROM SOUTH EAST

Scheme 12 - Glen Waverley Compliant Scheme

Key Movement Corridor and Urban
Neighbourhoods (Area A)
Site Area: 13521m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 321

Proposed Option Summary:

- Height: 22.4m (6 Storeys)
- Building Density (FAR): 3.5:1
- Total Building Area (GBA): 47657
- Deep Soil 15%
- Car Spaces provided: 322

Area Summary:

- Retail (NLA): 1137m²
- Residential (NSA)*: 26908m²

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

- Built Form Envelope FAR*: 7.2

*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.

The information presented herein is preliminary.

It will require further advice from a professional planning consultant and other consultants and is subject to approval from the relevant Statutory Authorities.

Accurate survey information will be required from a licensed land surveyor. Any information shown to date shall be subject to confirmation by a licensed land surveyor.

Floor areas shown have generally been measured using the guidelines – published by the Property Council of Australia.

All areas and measurements shown are rounded to the nearest whole number.

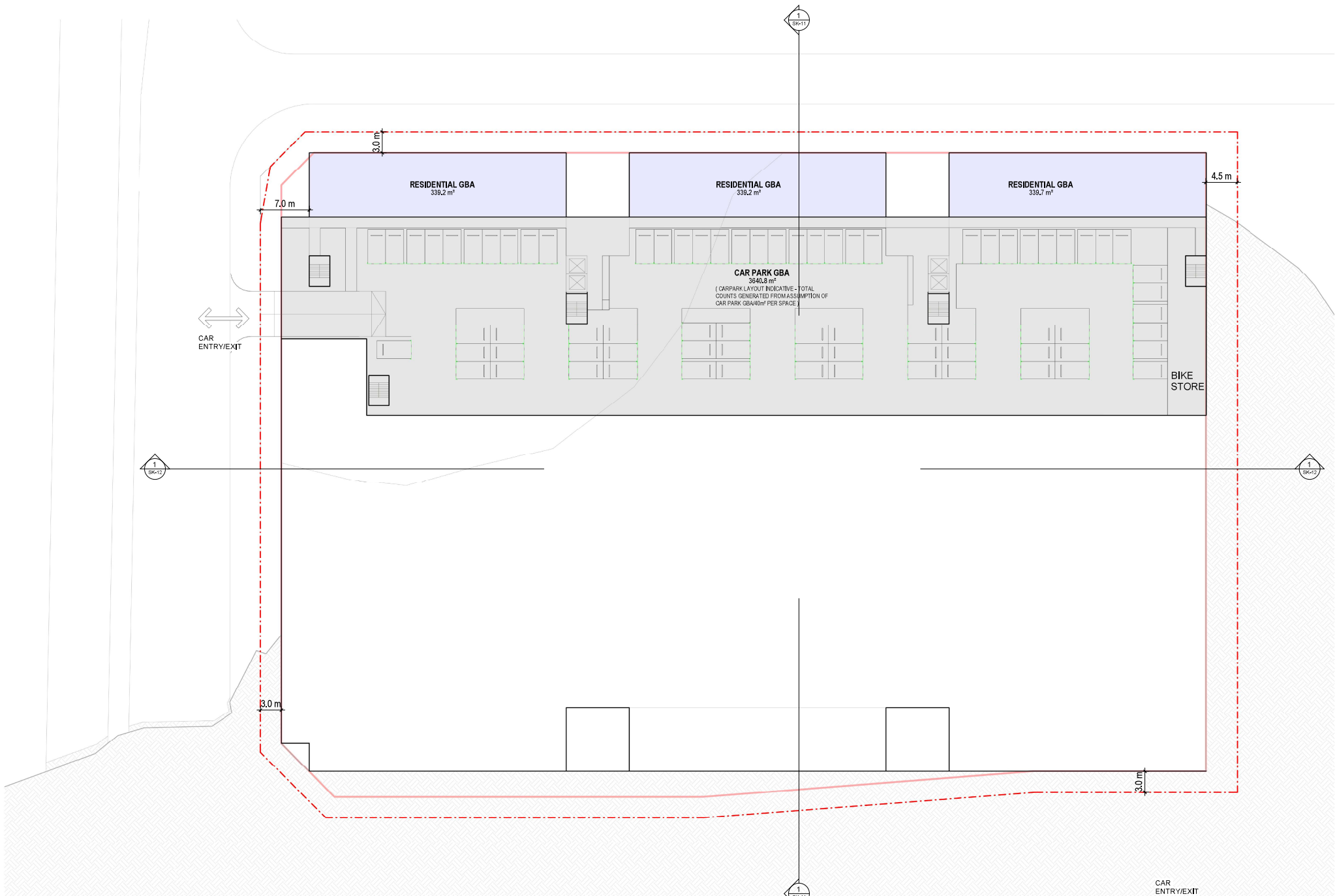
All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.

Further development of this design will require information produced by a number of specialist consultants.

This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented.

Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.







SPRINGVALE ROAD

HARVIE STREET

HIGH STREET ROAD

Project Title
S.R.L.
SCHEME 12 - GLEN WAVERLEY - COMPLIANT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1
250 Pinner Lane
Melbourne VIC 3000
T +61 3 9599 3844
F +61 3 9599 3844
Level 1
11-17 Bankers Quay
Sydney NSW 1500
T +61 2 9660 9329
Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921
Level 1
2211 Linden Street
Canberra ACT 2601
T +61 2 9869 9329
ABN: 84003943611 Incorporated in Australia
100% owned by S.R.L. 100% owned by S.R.L.
TAS: Hayball Pty Ltd 100% owned by S.R.L.

Drawn By
Checked By
Date Printed
Scale
1:250@ A1

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m



Rev Date Description

Drawing Title
LEVEL 1 PLAN

Status

Project No
2751.02
Drawing No
SK-05
Revision

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

SPRINGVALE ROAD

HARVIE STREET

HIGH STREET ROAD

Project Title
S.R.L.
SCHEME 12 - GLEN WAVERLEY - COMPLIANT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
250 Finner Lane 11-17 Rensington Street 250 Queen Street 2511 Linden Street
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 959 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9669 9329
ABN: 84003943611 Incorporated in Western Australia
HAYBALL CIVIL ENGINEERING PTY LTD
TAS: Hayball P337 VIC: Hayball 00076

Drawn By
Checked By
Date Printed
Scale
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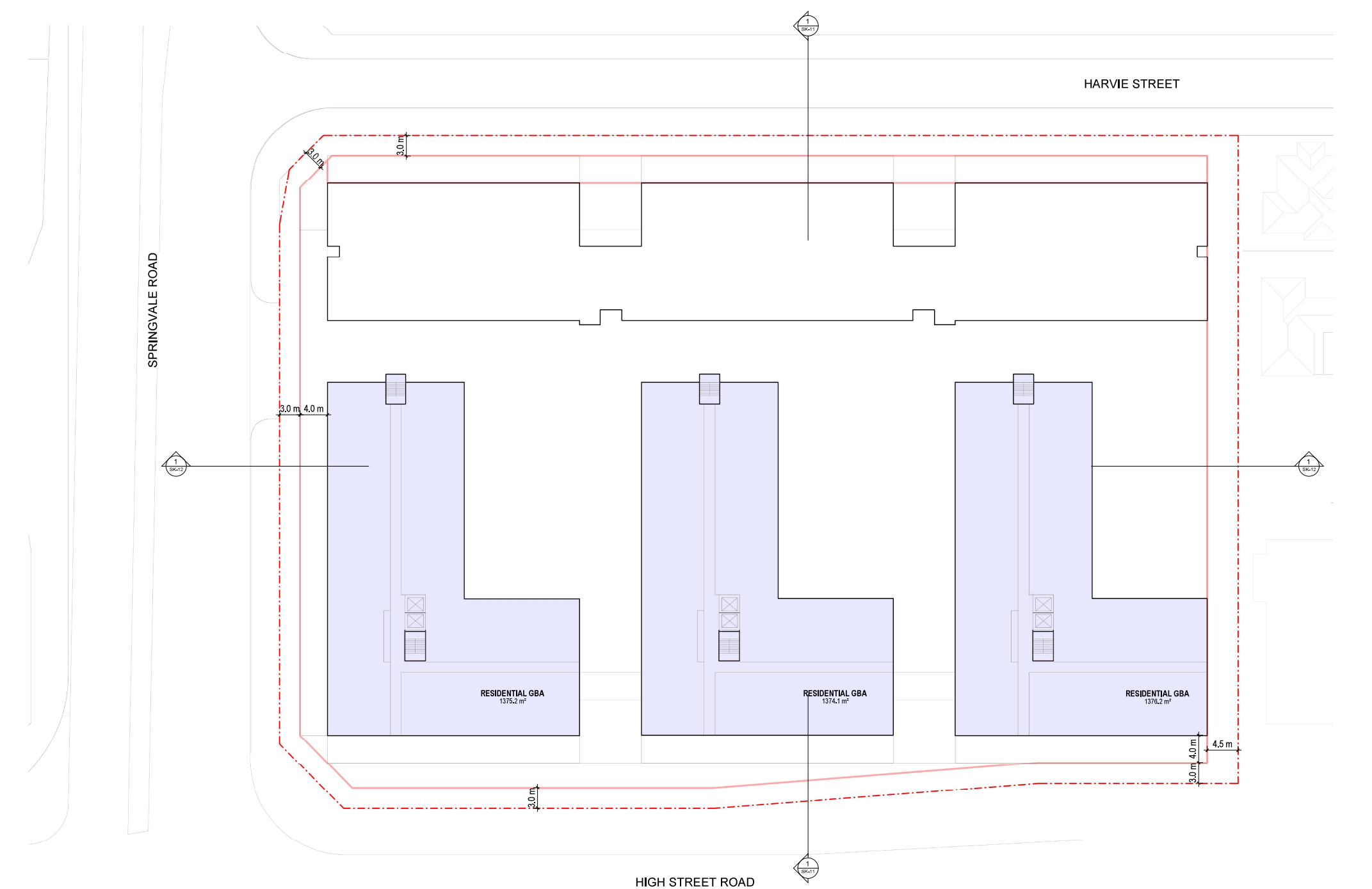
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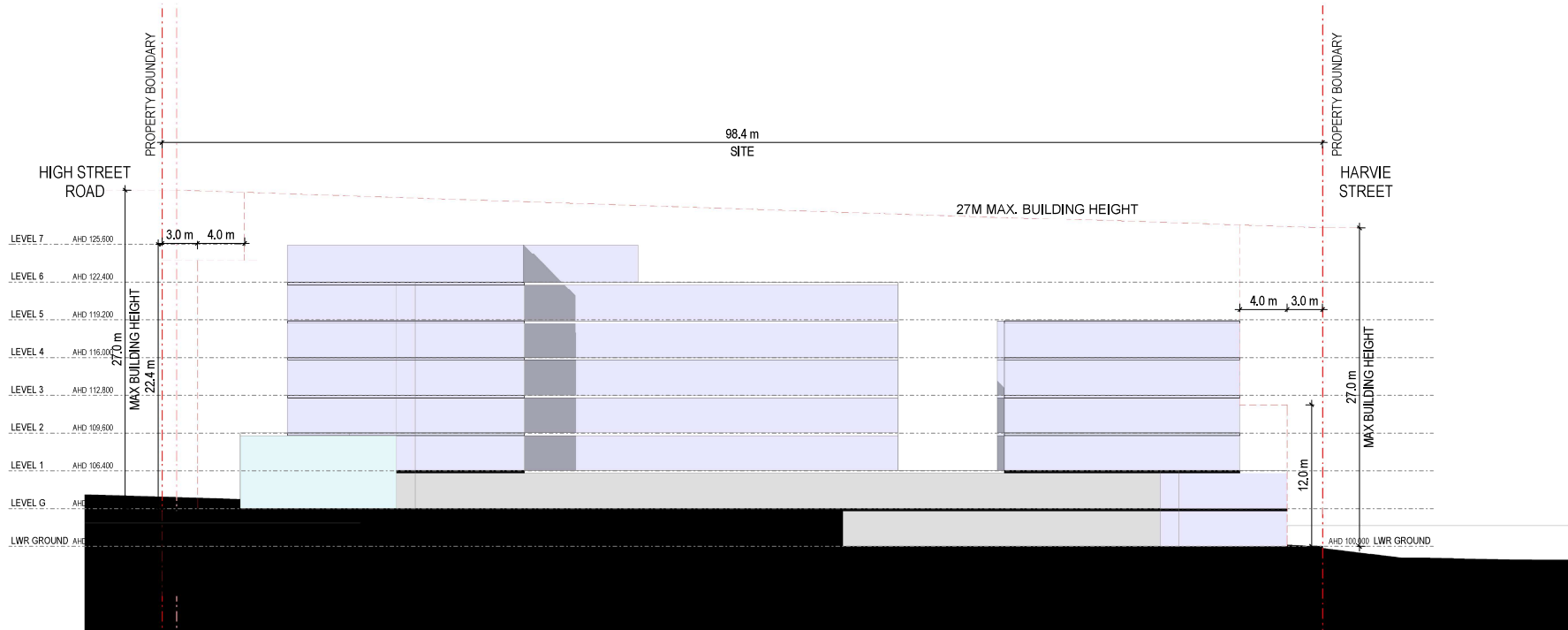
Drawing Title
LEVEL 2-4 PLAN

Status

Project No
2751.02
Drawing No
SK-06
Revision

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





1 Section 1
SK-03 1:200

Project Title
S.R.L.
SCHEME 12 - GLEN WAVERLEY - COMPLIANT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Fintona Lane 1147 Rensington Street 200 Queen Street 2211 London Street
Melbourne VIC 3000 Sydney NSW 2015 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9969 9329
ABN 8400394361 Incorporated in British ACT, David Tennant 2734,
10000 David Tennant 2734, 2530, 2530 David Tennant 2734, 2530, 2530
TAS Hayball 7337, VIC Hayball 20070

Drawn By
Checked By
Date Printed
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Rev Date Description

Drawing Title
SECTIONS SHEET 1

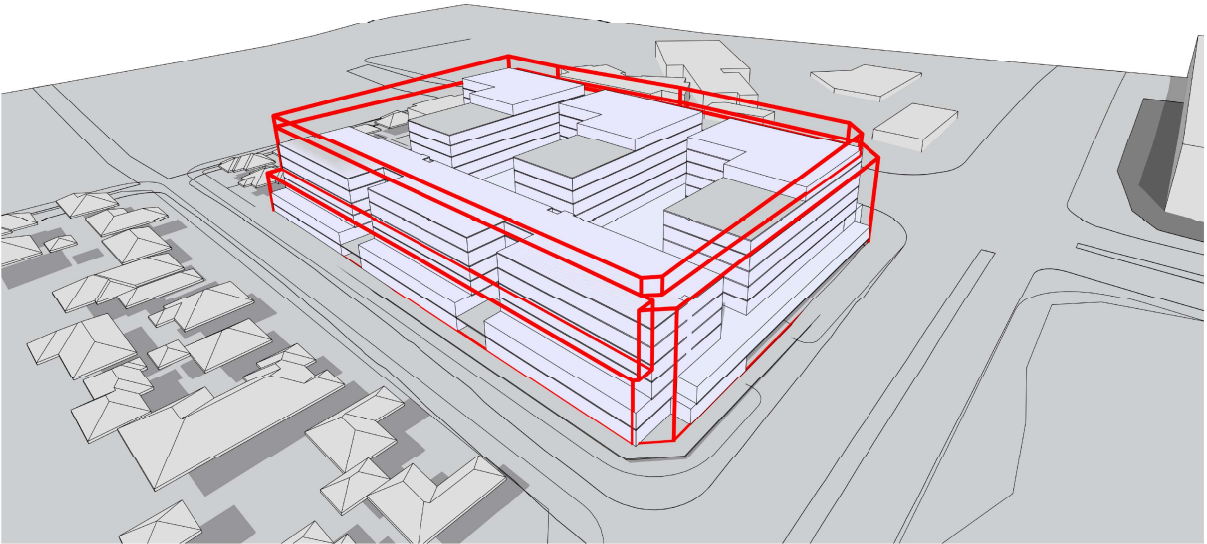
Status

Project No
2751.02
Drawing No
SK-11
Revision

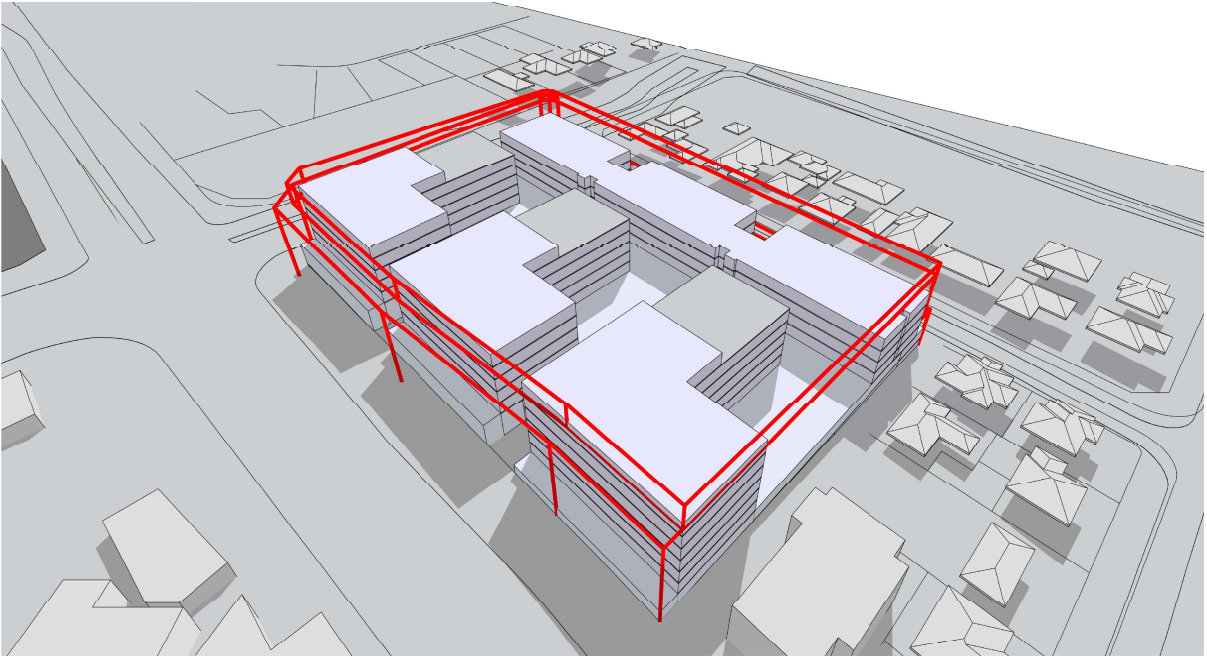
Legend

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

AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST



Scheme 12 - Glen Waverley Uplift Scheme

Key Movement Corridor and Urban Neighbourhoods (Area A)

Site Area: 13521m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 392

Proposed Option Summary:

- Height: 25.8m (8 Storeys)
- Building Density (FAR): 4.4:1
- Total Building Area (GBA): 59332
- Deep Soil 15%
- Car Spaces provided: 406

Area Summary:

- Retail (NLA): 1137m²
- Residential (NSA)*: 33553m²

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

- Built Form Envelope FAR*: 7.2

*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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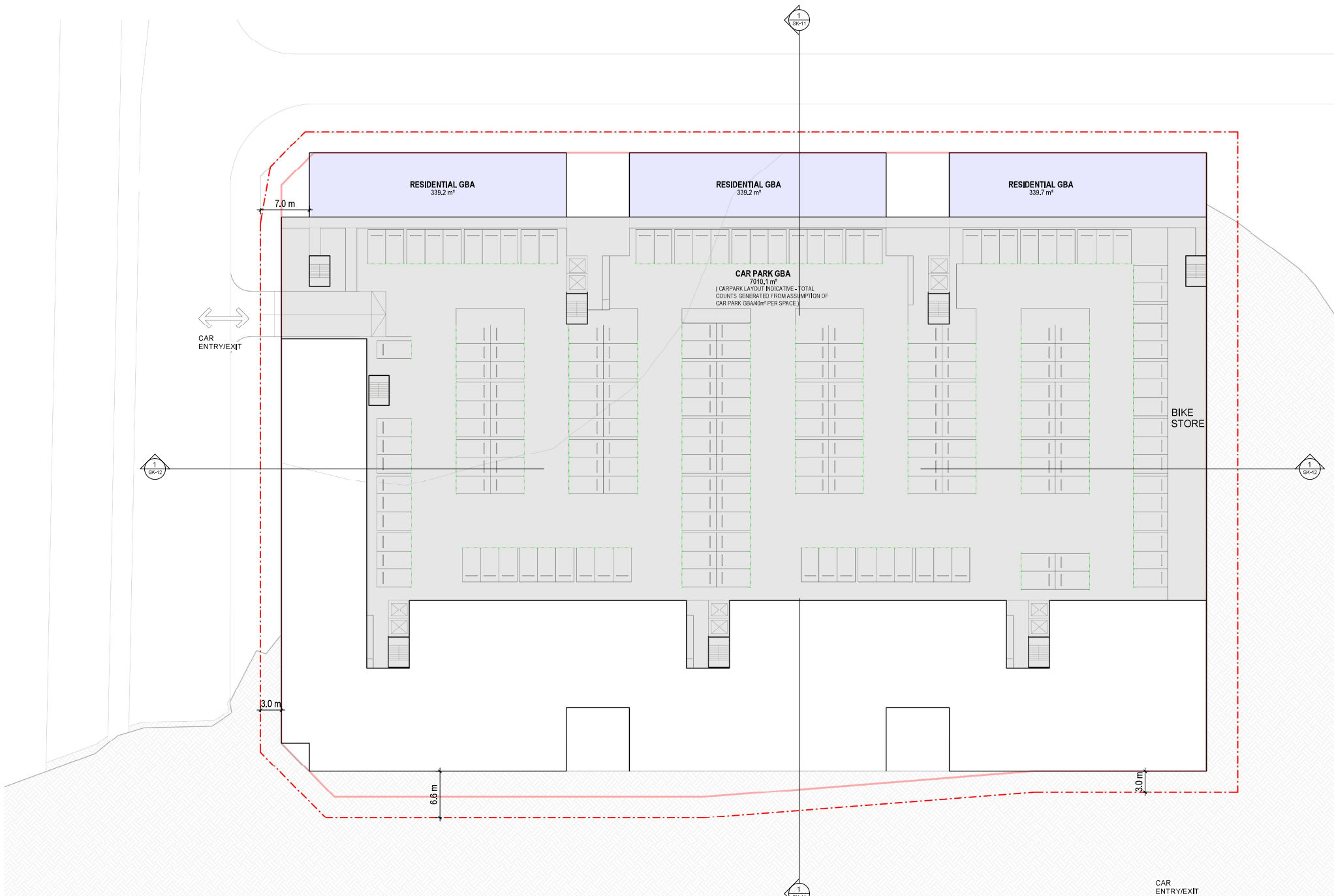
All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.

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This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented.

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Project Title
S.R.L.
SCHEME 12 - GLEN WAVERLEY- UPLIFT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, Level 1, 11-17 Bankers Quay, Level 1, 250 Queen Street, Level 1, 221 Little Collins Street,
Melbourne VIC 3000 Sydney NSW 1510, 2010 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9939 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9669 9329
ABN: 84003931651 Incorporated in Australia ACT: David Tarrant (273),
NSW: David Tarrant (229), QLD: Chris Brown (461), VIC: Hayball (225),
TAS: Hayball (7337), VIC: Hayball (20276)

Drawn By
Checked By
Date Printed
Scale
Author
Checked By
Date Printed
Scale
1:250 @ A1

Rev Date Description

Drawing Title
LOWER GROUND

Status

Project No
2751.02
Drawing No
SK-03

Revision