

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.

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



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
200 Windsor Lane 1117 Bankers Quay 200 Queen Street 2211 London Street
Melbourne VIC 3000 Sydney NSW 1510 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9599 3644 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9660 9329
ABN: 84003916311 Incorporated in Australia ACT: David Trotter 27324,
100% O&M Transfer 8229, ASIO: 100% O&M Transfer 4041, 100% O&M Transfer 4041,
TAS: Hayball 7337, VIC: Hayball 20070

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Checked By
Date Printed
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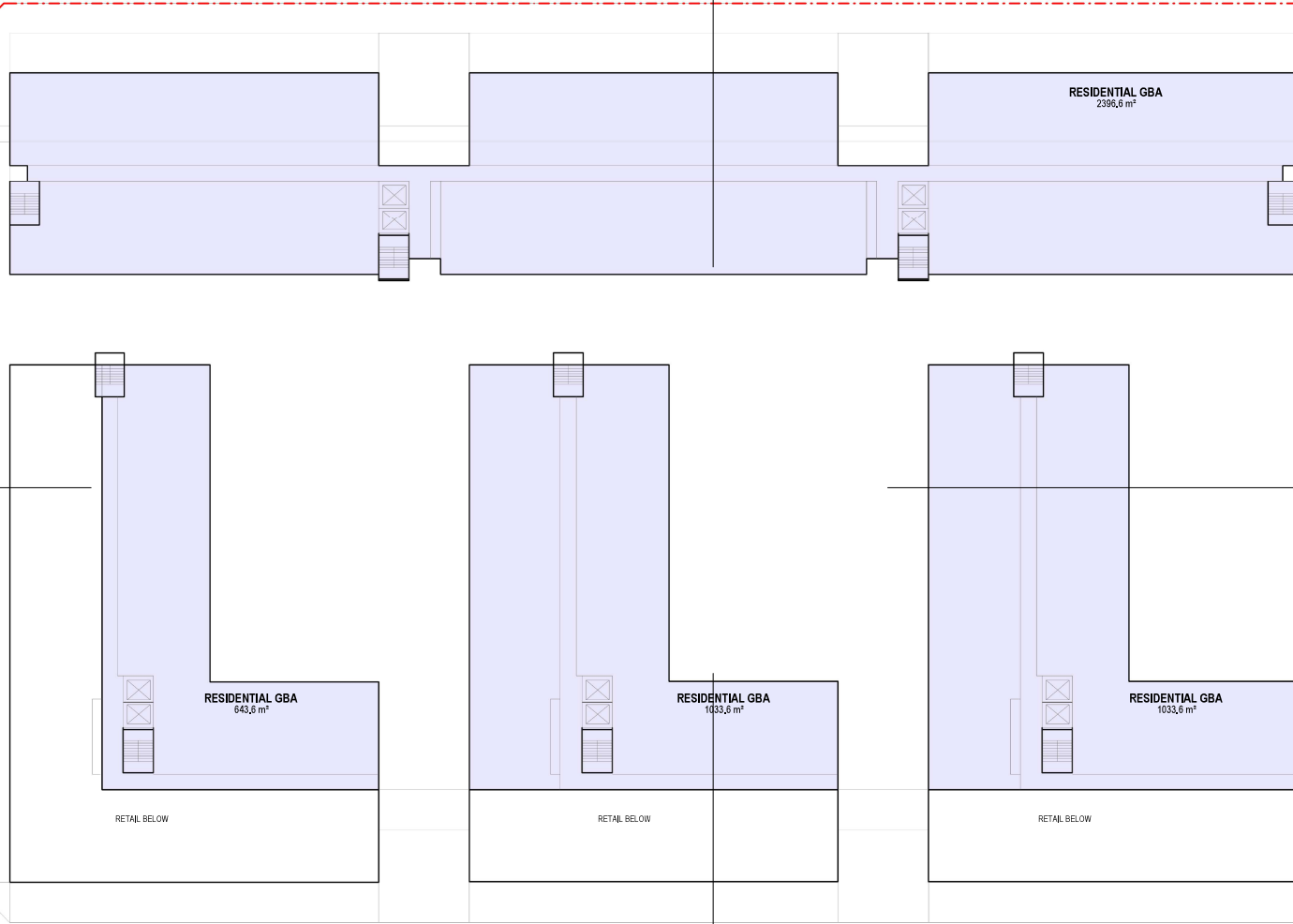
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2751.02
Drawing No
SK-04

Revision

SPRINGVALE ROAD

HARVIE STREET



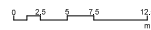
HIGH STREET ROAD

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



Melbourne Sydney Brisbane Canberra
Level 1
200 Windsor Lane 11-17 Bankers Quay Level 1
Melbourne VIC 3000 Sydney NSW 1510 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: 84003943651 Incorporated in Australia ACT: David Tarrant 2732,
NSW: David Tarrant 8229, QLD: Chris Brown 4041, VIC: Hayball 3335,
TAS: Hayball 7337, VIC: Hayball 33076

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Rev Date Description

Drawing Title
LEVEL 1 PLAN

Status

Project No
2751.02
Drawing No
SK-05
Revision

SPRINGVALE ROAD

HARVIE STREET

HIGH STREET ROAD

RESIDENTIAL GBA
2396,6 m²

RESIDENTIAL GBA
1371,9 m²

RESIDENTIAL GBA
1370,7 m²

RESIDENTIAL GBA
1370,7 m²

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



Melbourne Sydney Brisbane Canberra
Level 1, 200 Windsor Lane, Sydney NSW 2000, T +61 3 9099 3844
Level 1, 11-17 Bankers Quay, Sydney NSW 2015, T +61 2 9660 9329
Level 1, 200 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 ACT, David Tarrant 2732,
10000 Oakes Street 2029, QLD, Glen Waverley 4041, VIC, Hayball 20076
TAS: Hayball 7337, VIC: Hayball 20076

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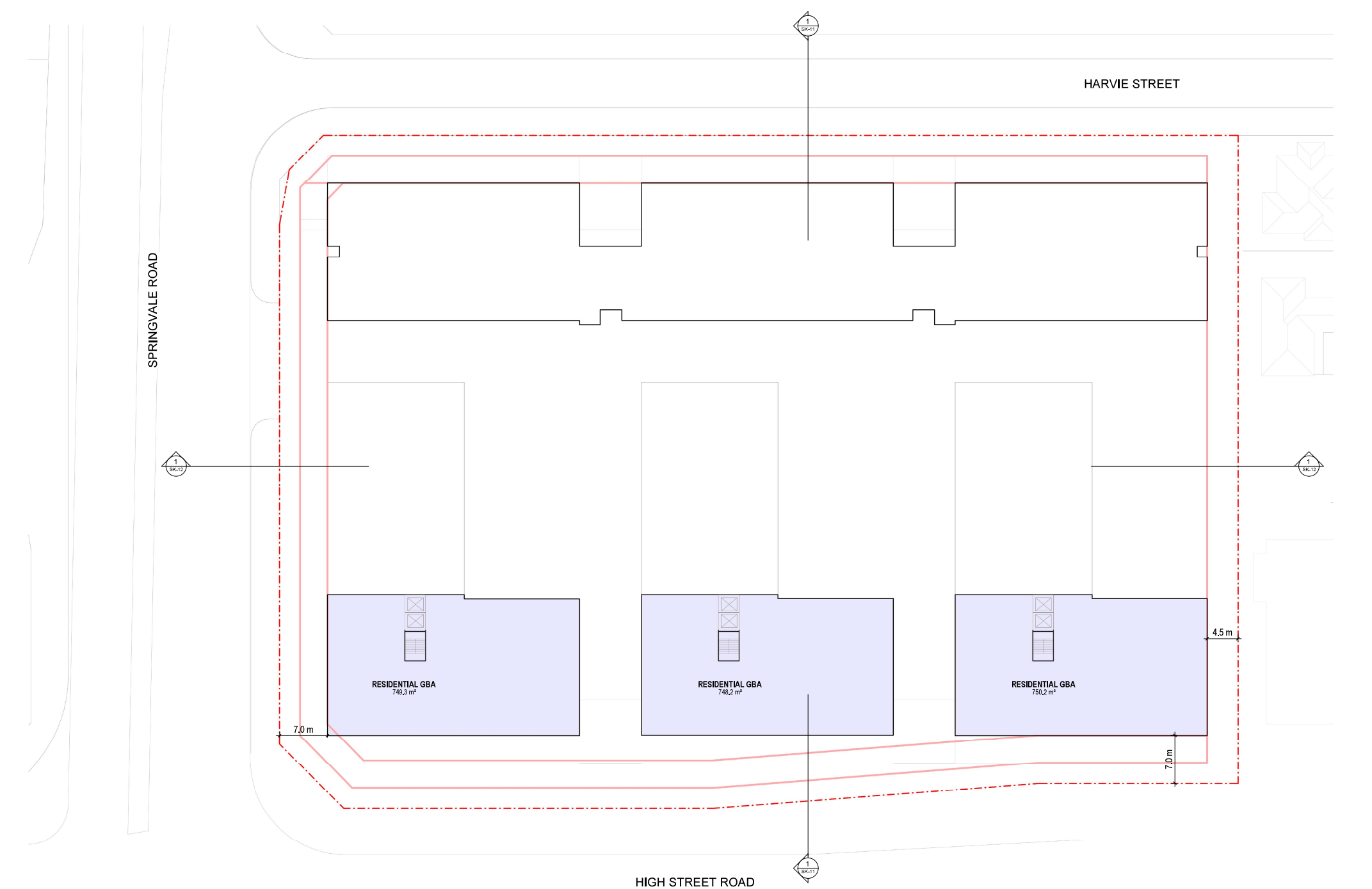
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Drawing Title
LEVEL 2-6 PLAN

Status

Project No
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Drawing No
SK-06
Revision

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



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

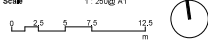


Melbourne Sydney Brisbane Canberra
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Melbourne VIC 3000 Sydney NSW 1510 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9939 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9869 9329
ABN: 84003943611 Incorporated in Australia ACT: David Tarrant 2732,
NSW: David Tarrant 9329, QLD: Chris Brown 4041, VIC: Hayball 3335,
TAS: Hayball 7337, VIC: Hayball 3337

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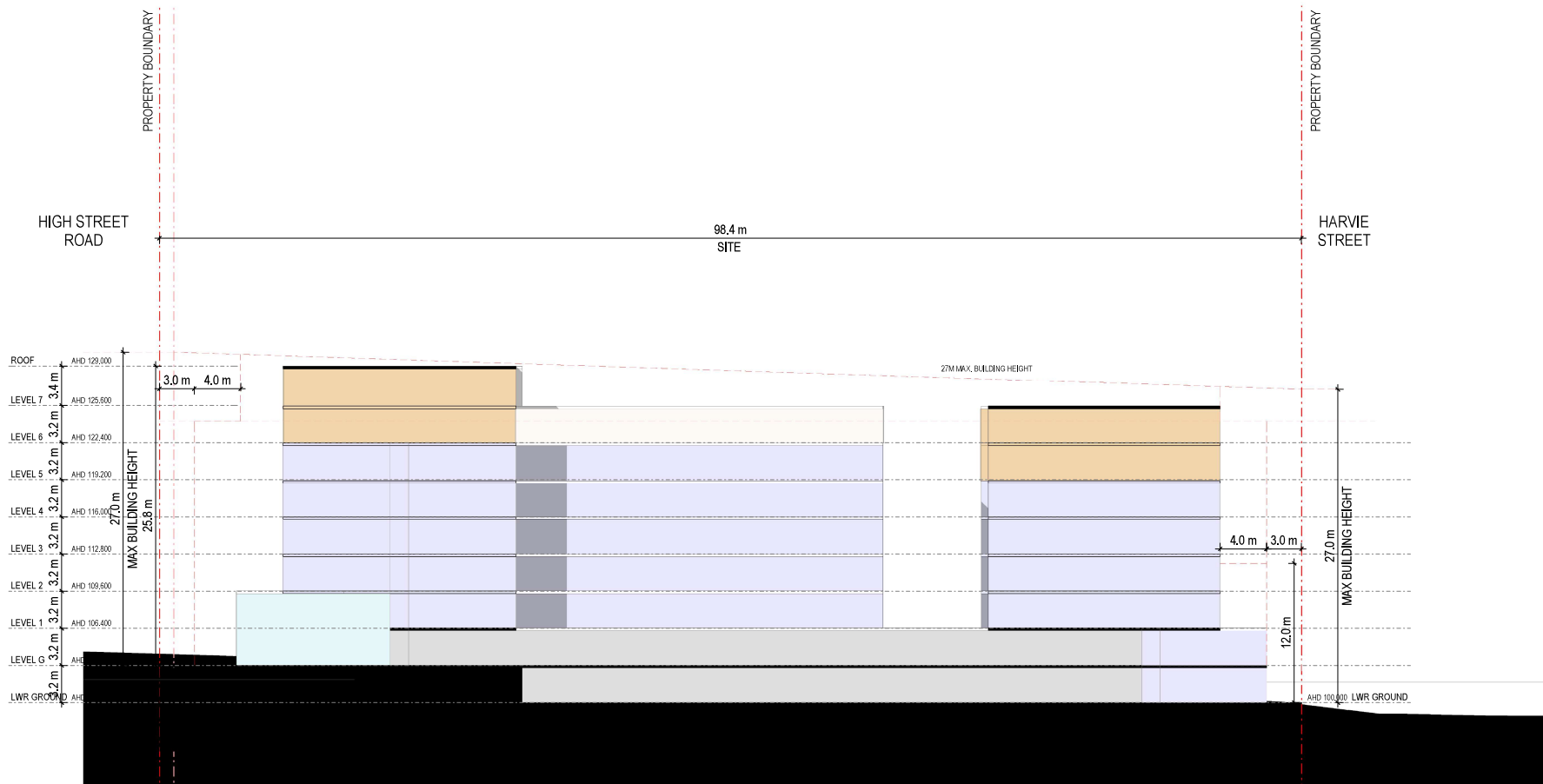


Drawing Title
LEVEL 7 PLAN

Status

Project No
2751.02
Drawing No
SK-08

Revision



1 Section 1
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Project Title
S.R.L.
SCHEME 12 - GLEN WAVERLEY- UPLIFT
SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
250 Fintona Lane 1147 Rensington Street 250 Queen Street 2211 London Street
Melbourne VIC 3000 Sydney NSW 2015 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9599 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9969 9329
ABN: 8400394361 Incorporated in Western Australia
1000 Oakes Street 929, 3/20, Glen Waverley VIC 3150, Australia
TAS: Hayball Pty Ltd Hayball 00070

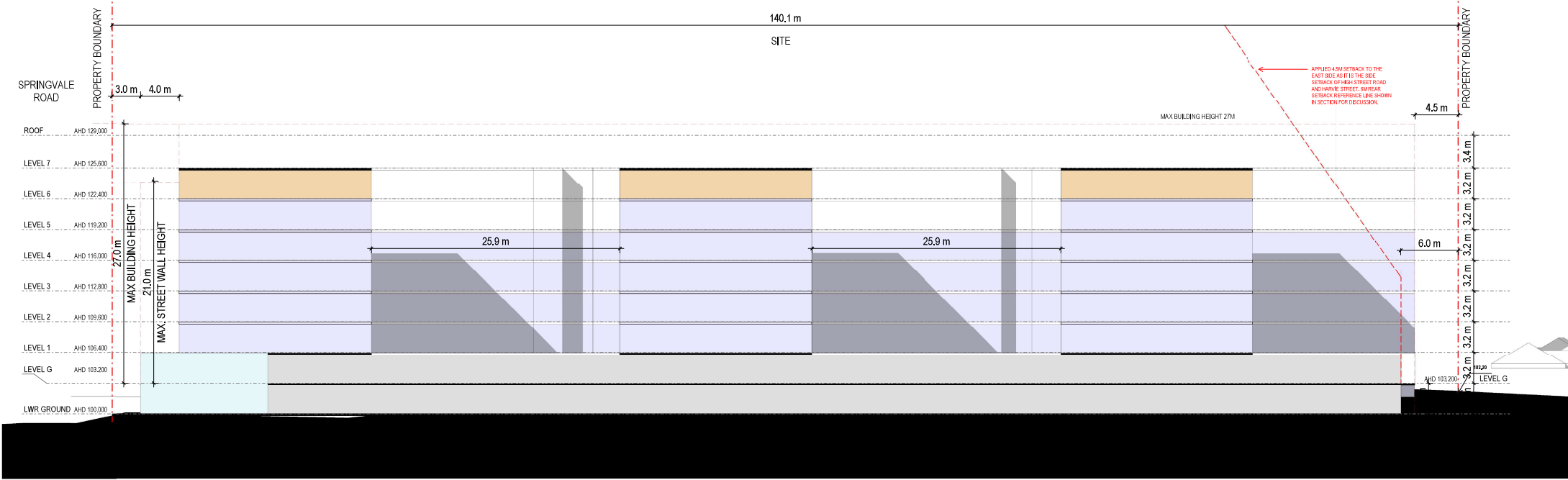
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Drawing Title
SECTIONS SHEET 1

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Project No
2751.02
Drawing No
SK-11
Revision



1 Section 2
SK-12

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



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
11-17 Bankers Quay 11-17 Bankers Quay 11-17 Bankers Quay 11-17 Bankers Quay
Sydney NSW 2000 Sydney NSW 2000 Sydney NSW 2000 Sydney NSW 2000
T +61 3 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9660 9329
ABN: 8400391651 Incorporated in Western Australia
1000 Oakes Street, Suite 100, Glen Waverley VIC 3150, Australia
TAS: Hayball Pty Ltd Hayball 00070

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SECTIONS SHEET 2

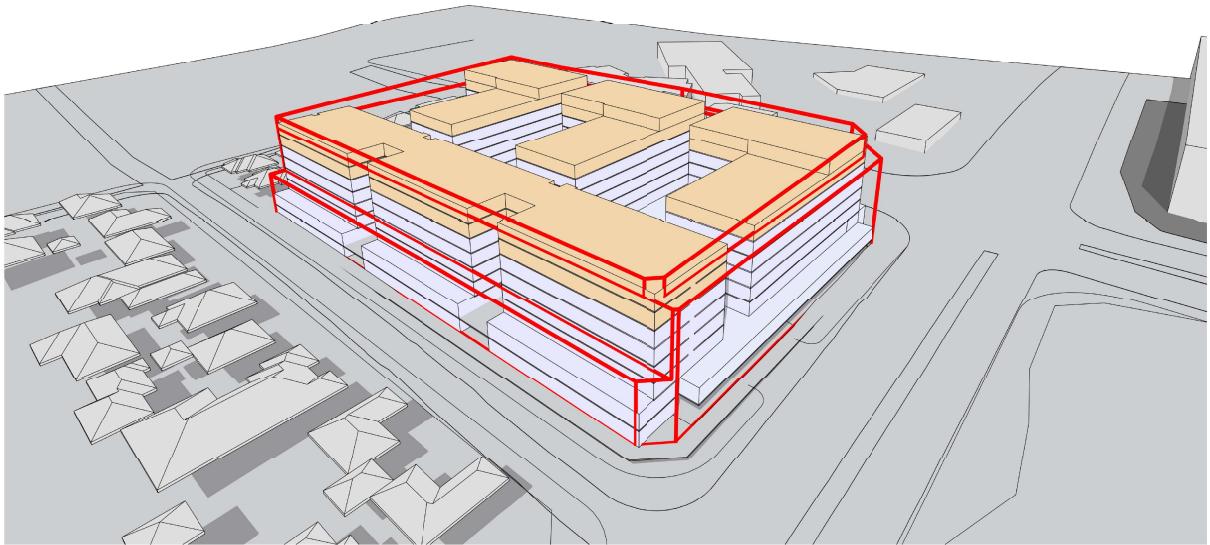
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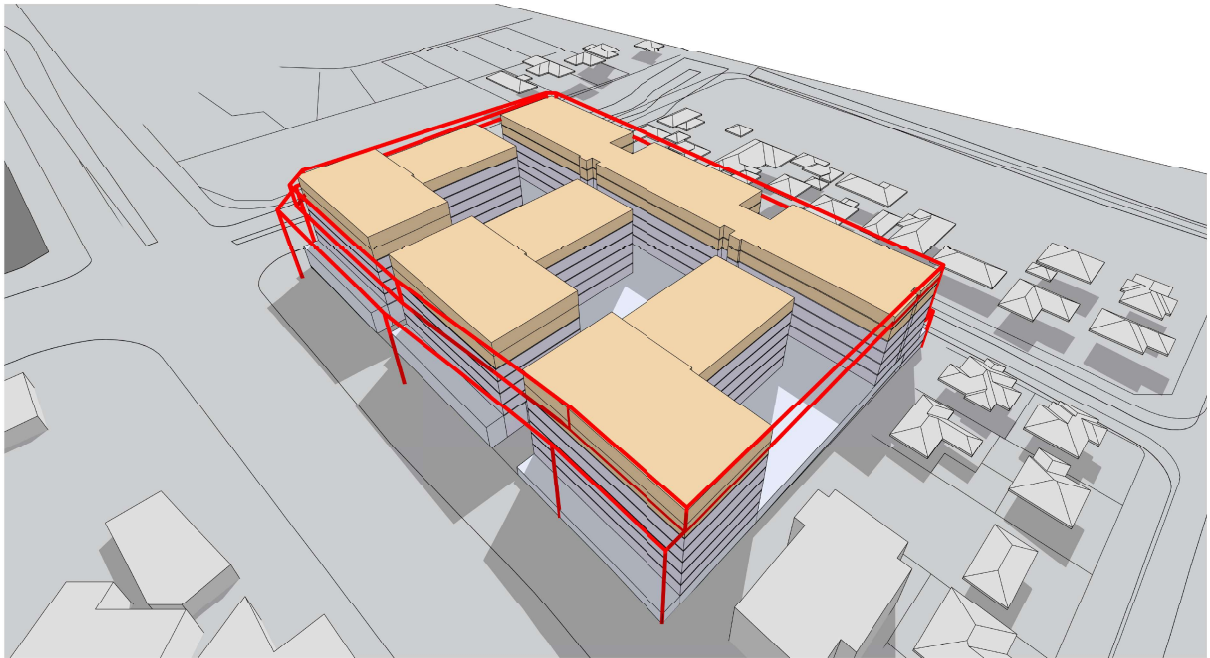
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 13 - Monash

Compliant Scheme

Town Centre Strategic Site (Area 2)
Site Area: 14693m²

Requirements:

- Preferred Max Height: 84m
- Max Density (FAR): 11:1
- Deep Soil: n/a
- Min Car spaces: 2136

Proposed Option Summary:

- Height: 74.6m (23 Storeys)
- Building Density (FAR): 10:1
- Total Building Area (GBA): 147020m²
- Deep Soil : n/a
- Car Spaces provided: 2263

Area Summary:

- Basement (GBA): 71246m²
- Retail (NLA): 5709m²
- Office (NLA): 53774m²
- Residential (NSA)*: 47535m²

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

- Built Form Envelope FAR*: 18.1

*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.



Project Title

S.R.L.

SCHEME 13 - MONASH - COMPLIANT SCHEME



Melbourne
Level 1
250 Fintona Lane
Melbourne VIC 3000
T +61 3 9599 3844

Sydney
Ground Floor
11-17 Bankers Street
Sydney NSW 1510
T +61 2 9660 9329

Brisbane
Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9821

Canberra
Level 1
2211 Linden Street
Canberra ACT 2601
T +61 2 9869 8329

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Date Printed

Author
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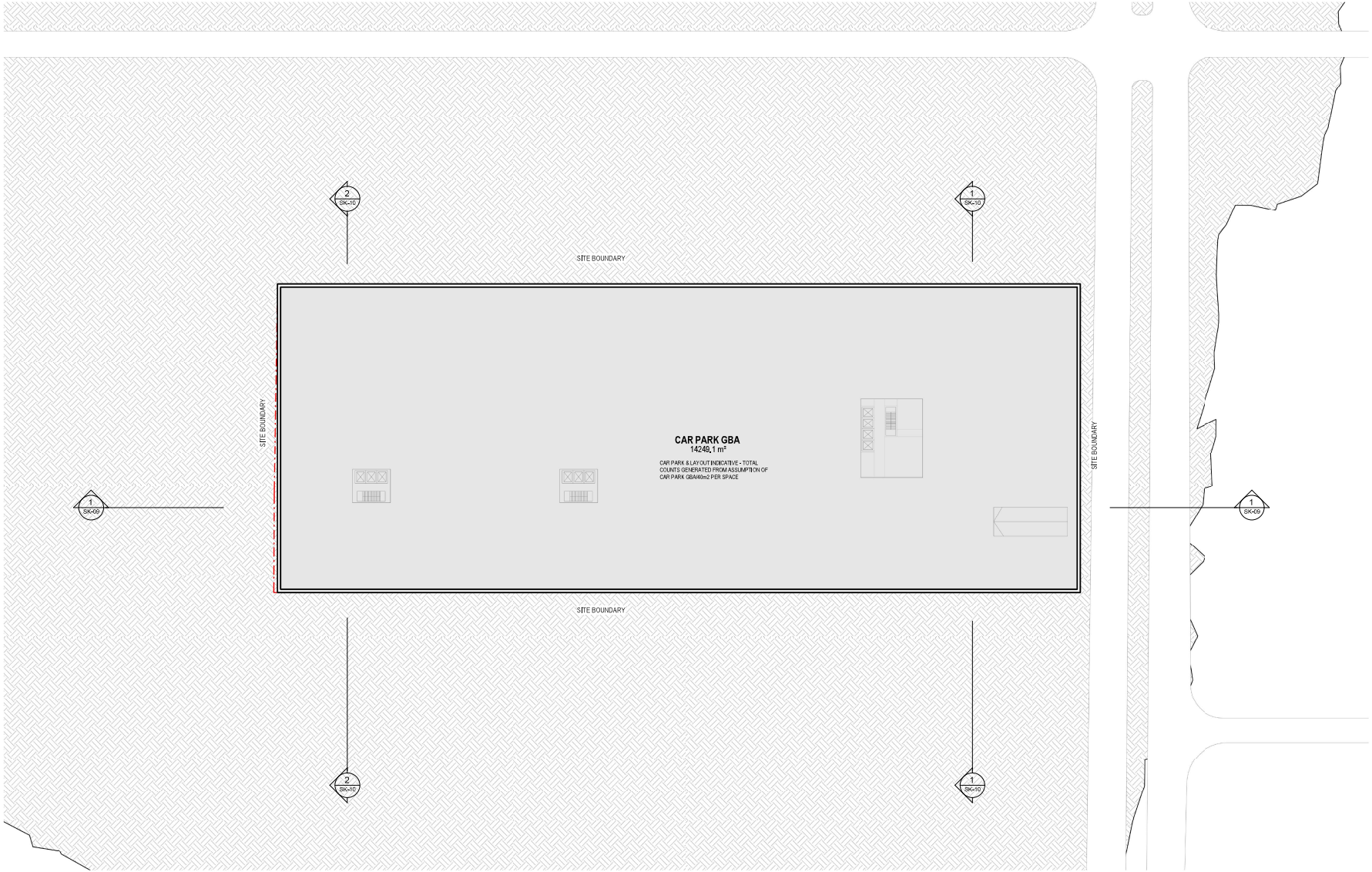
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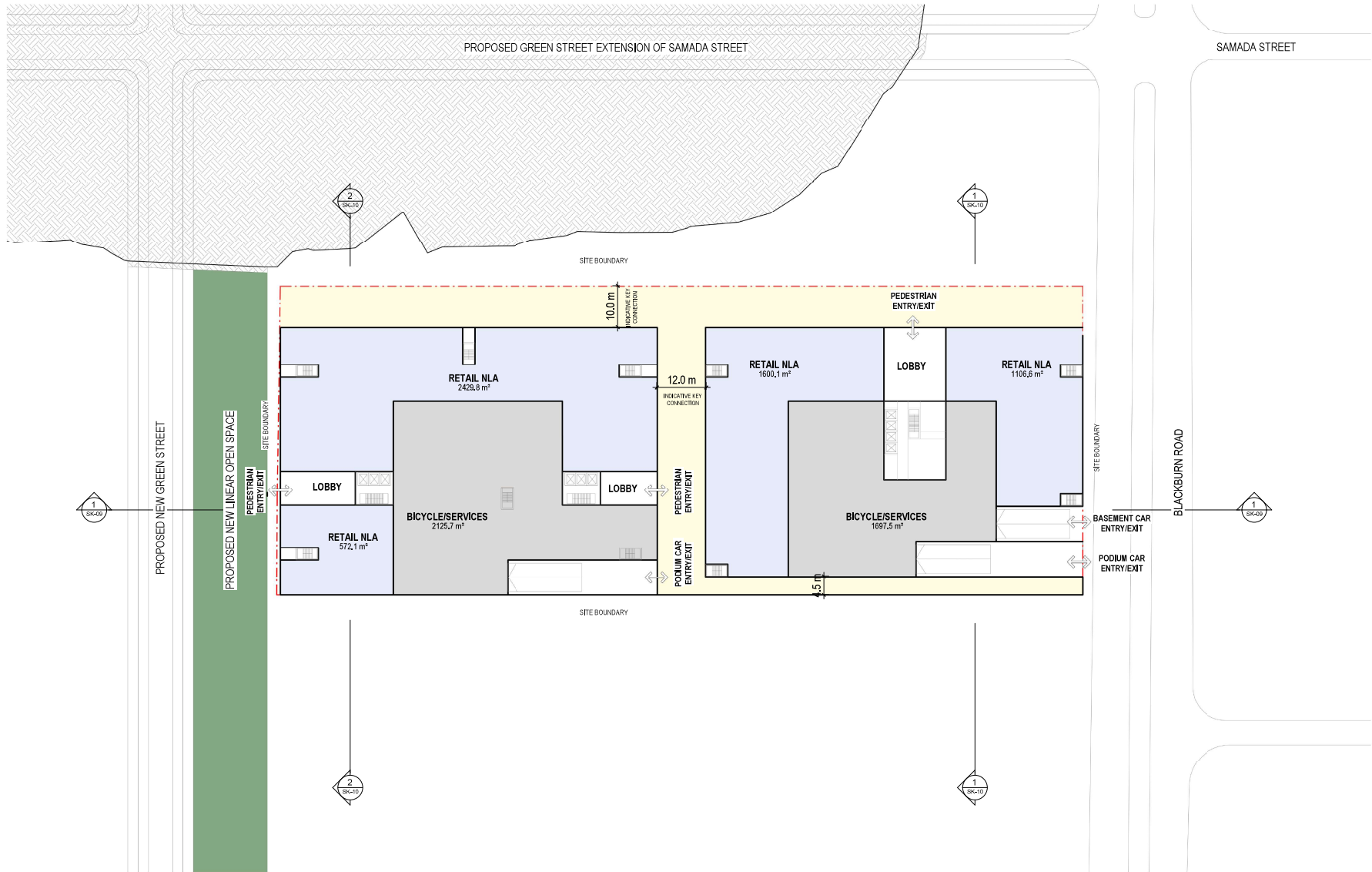
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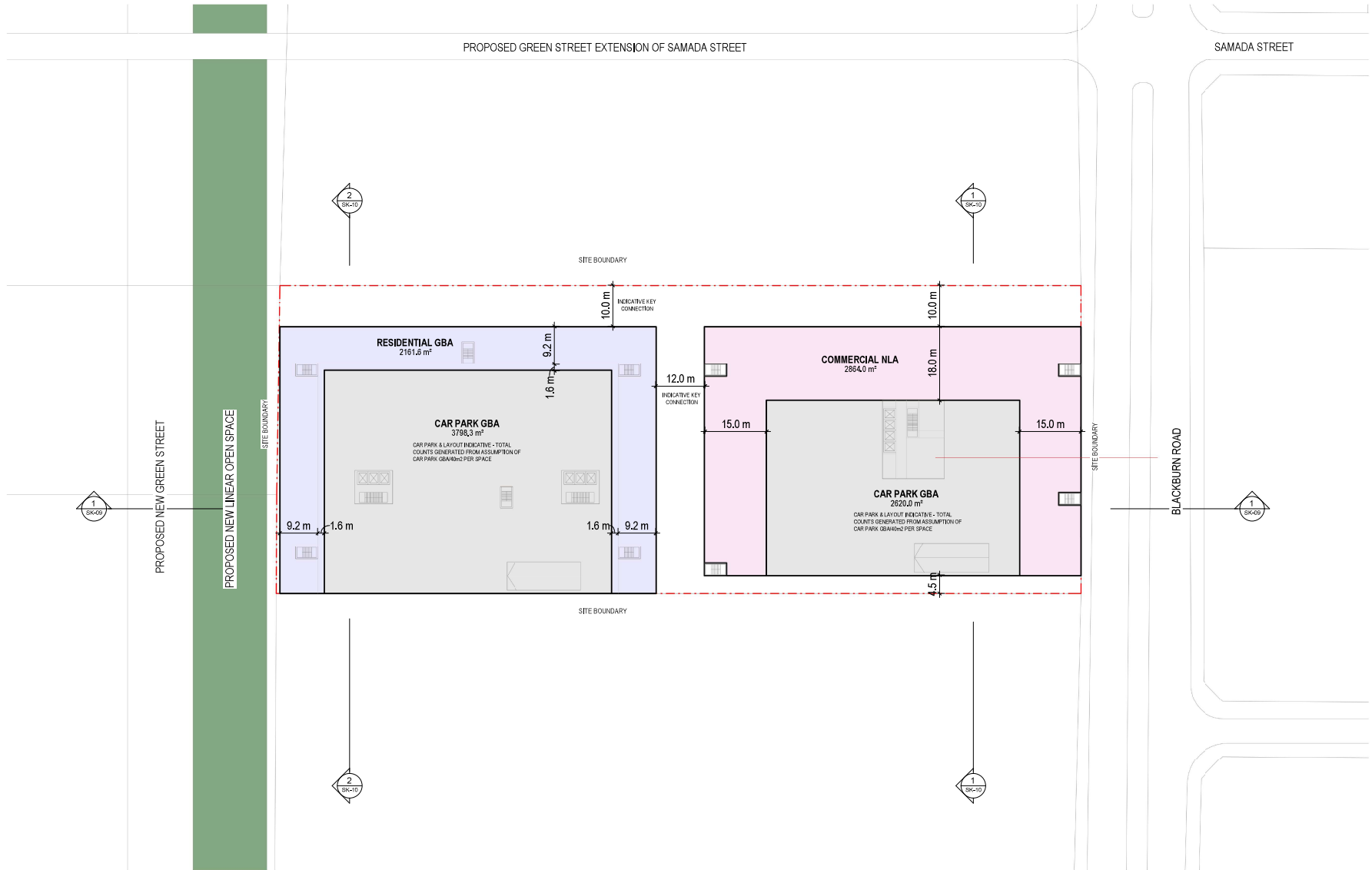
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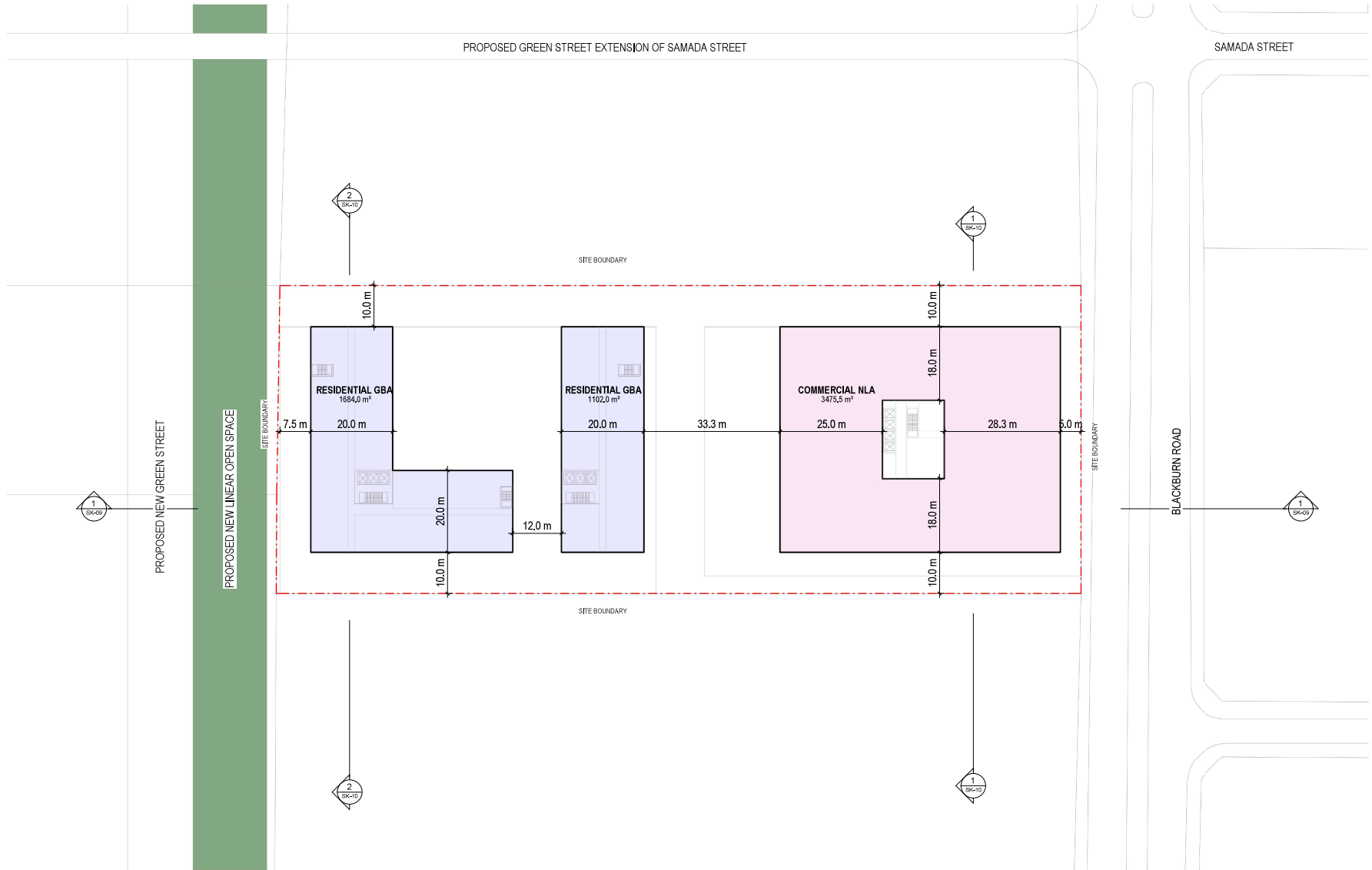
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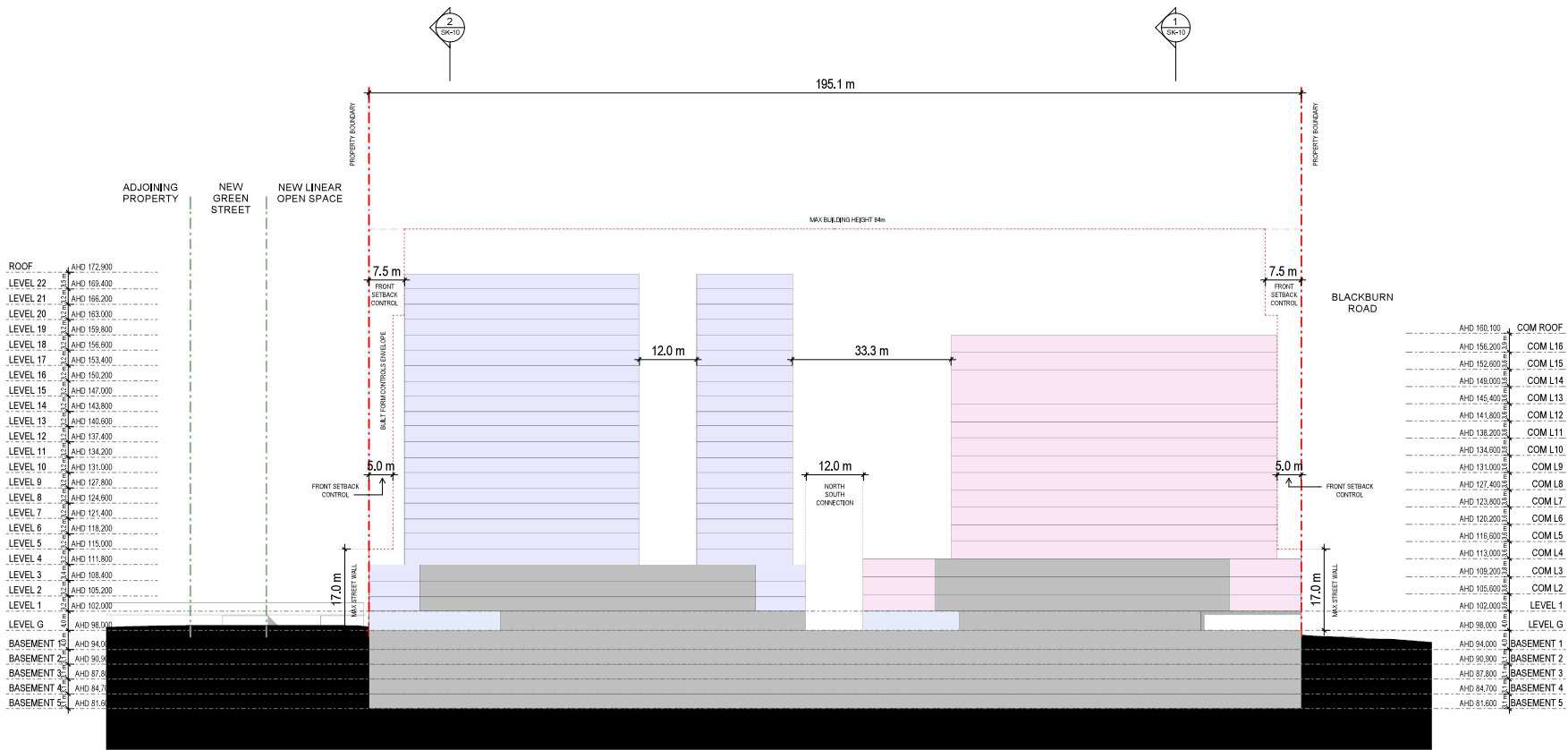
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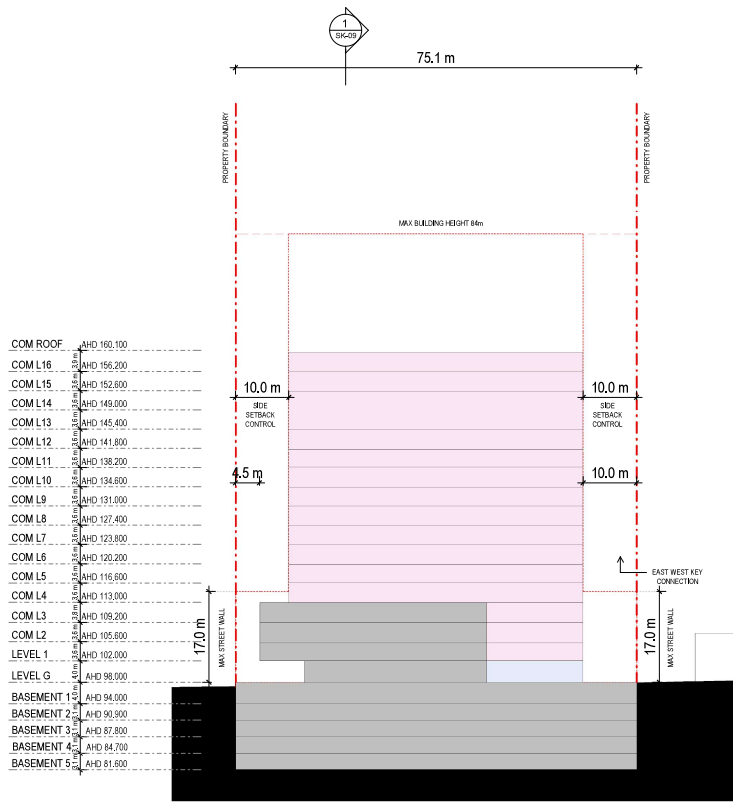




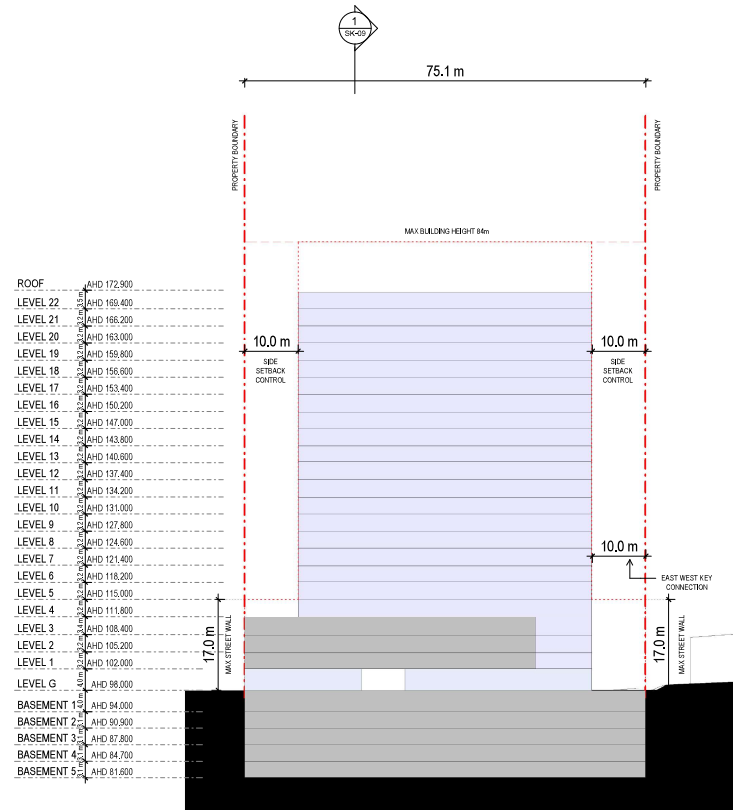




Section 1



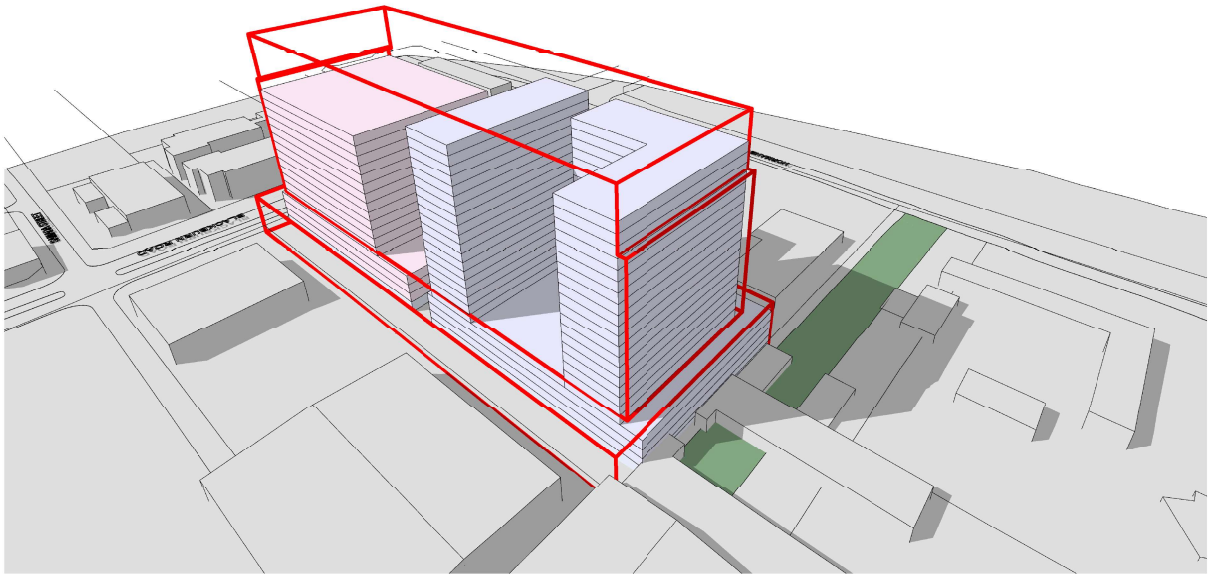
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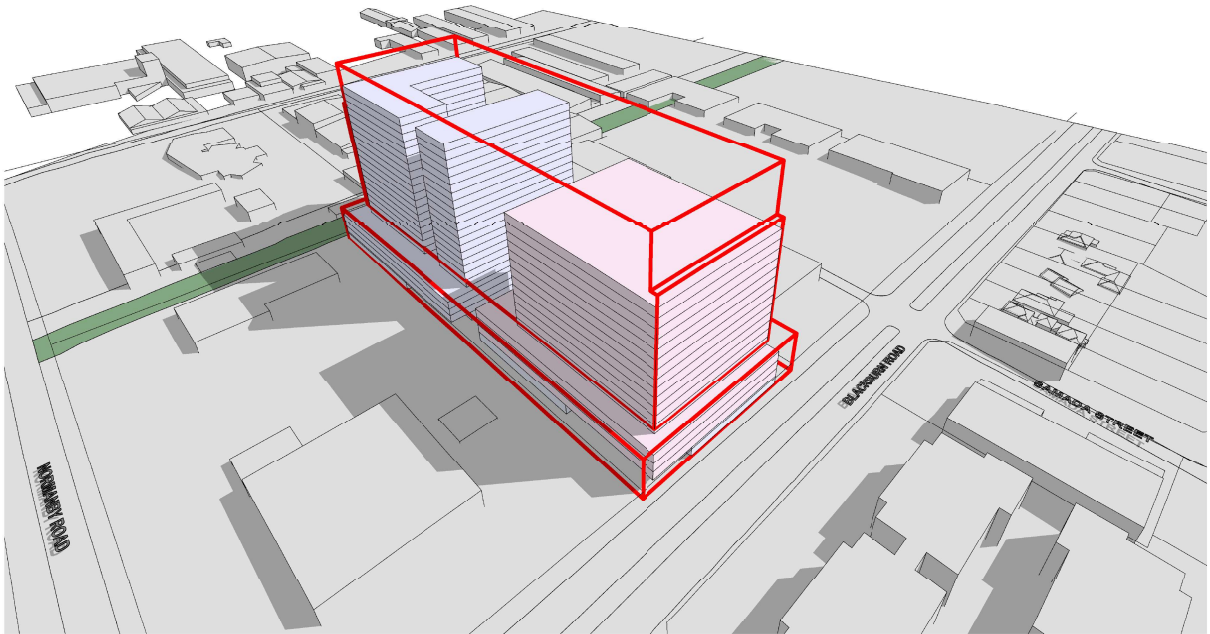
Section 3

Legend

- Compliant Residential Envelope
- Compliant Office Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope
- New Linear Open Space



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST