

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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Scheme 14 - Monash

Compliant Scheme

Town Centre Strategic Zone
Site Area: 11,798m²

Requirements:

- Preferred Max Height: 69m
- Max Density (FAR): 7:1
- Deep Soil: n/a
- Min Car Spaces: 1183

Proposed Option Summary:

- Height: 58.6m (18 Storeys)
- Building Density (FAR): 7:1
- Total Building Area (GBA): 82,229m²
- Deep Soil Provided: n/a
- Car Spaces Provided: 1239

Area Summary:

- Retail (NLA): 499.3 m²
- Office (NLA): 33,528 m²
- Residential (NSA)*: 24,945 m²
- Basement (GBA): 38,856 m² (4 Levels)

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

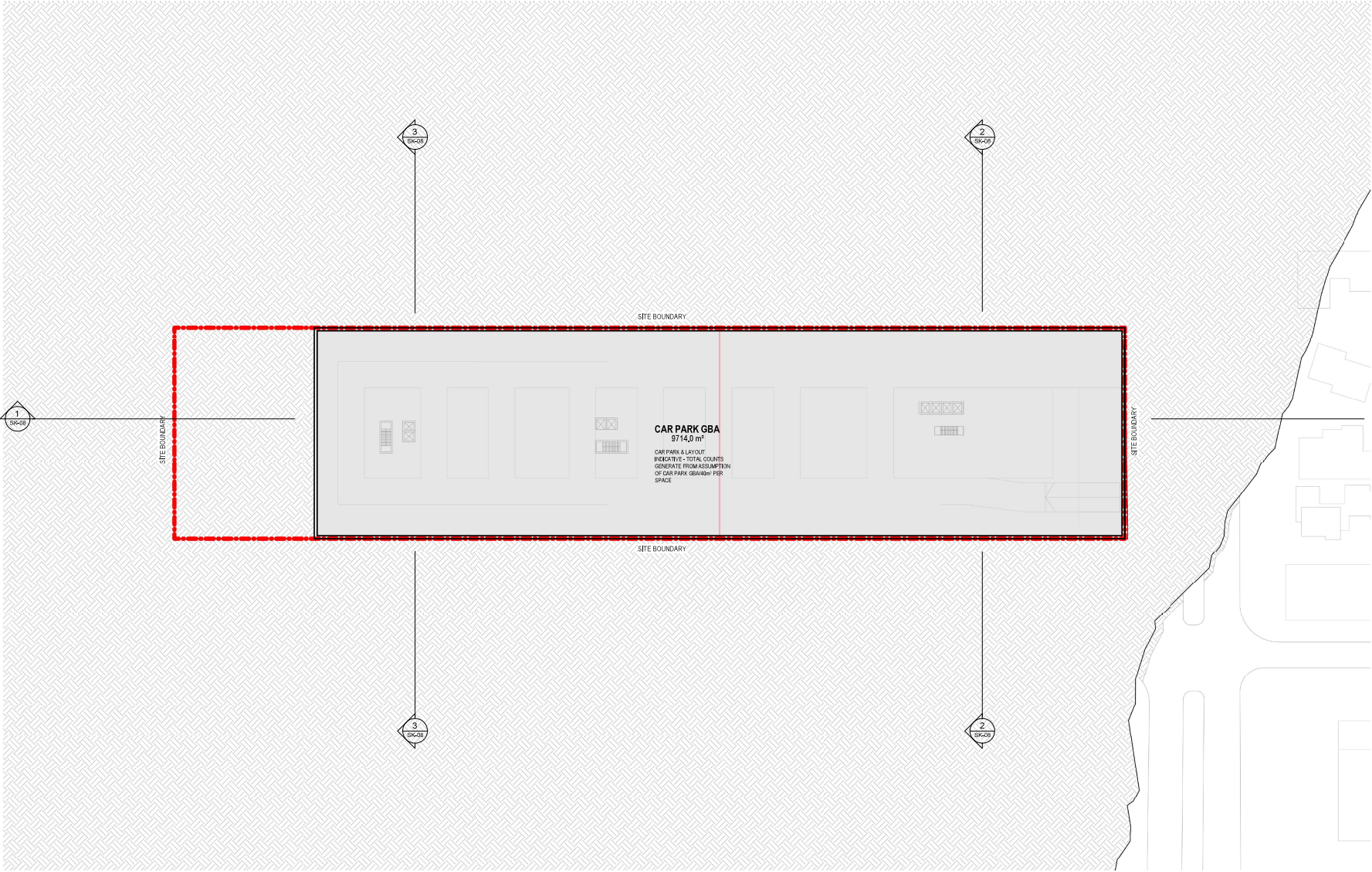
- Built Form Envelope FAR*: 11.7:1

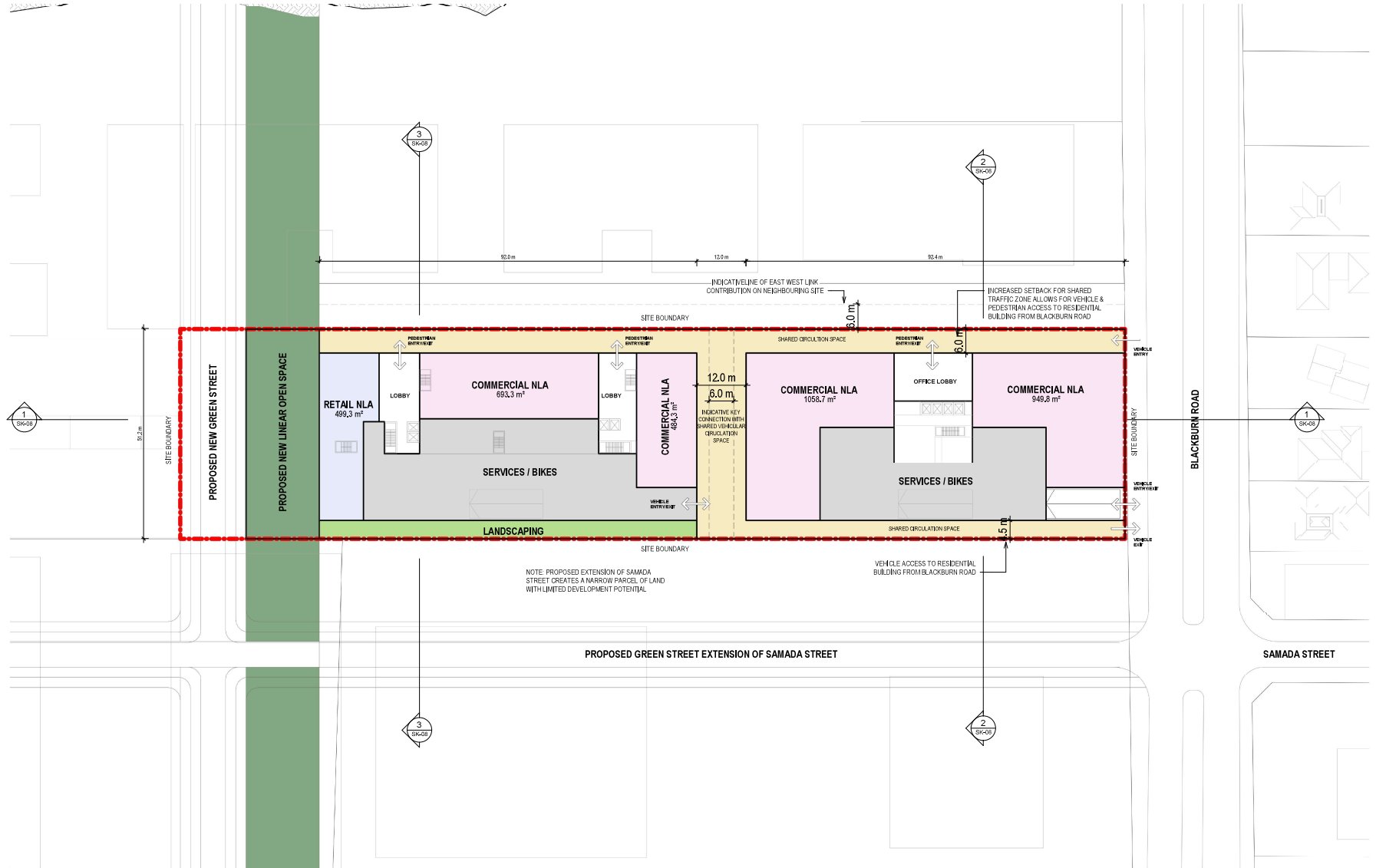
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

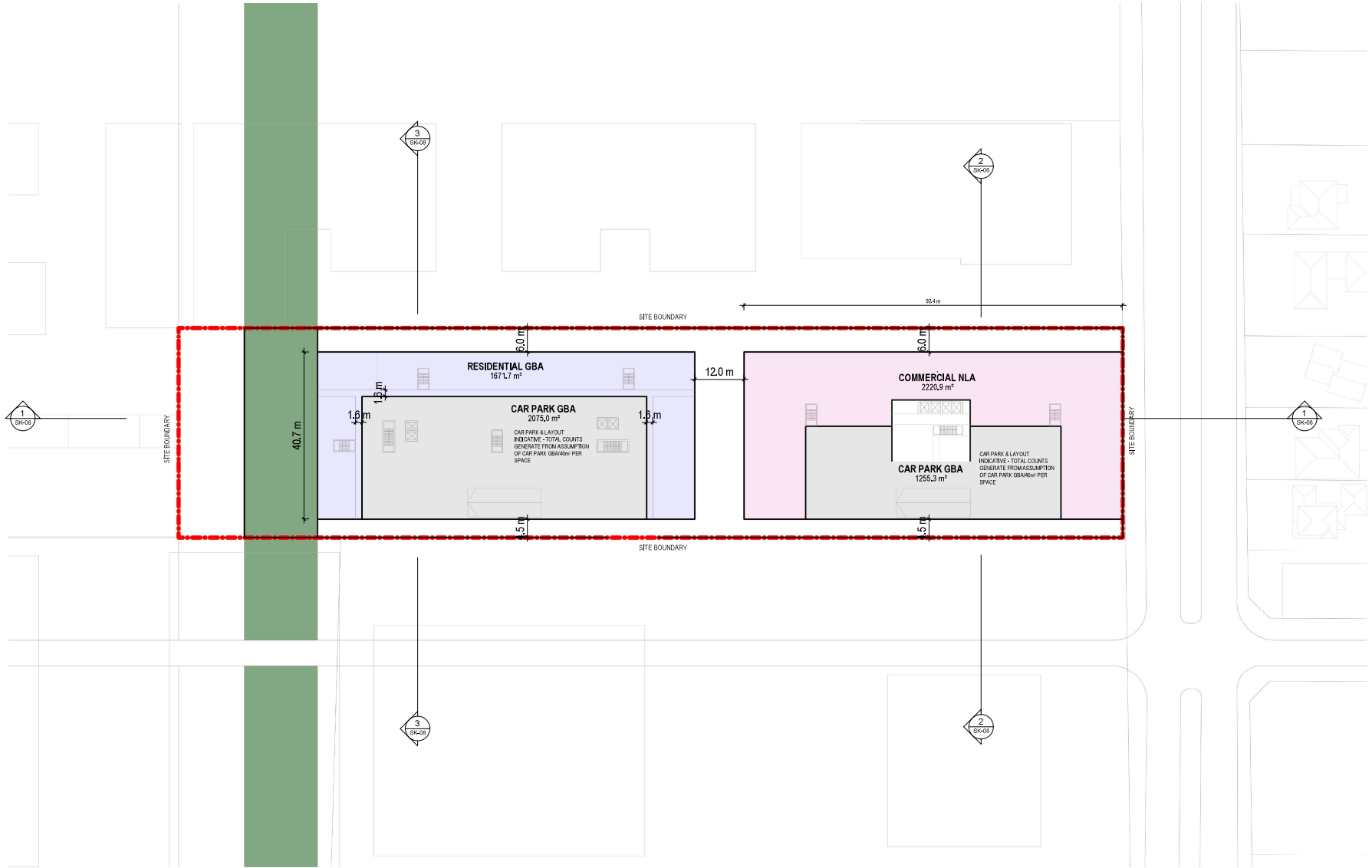
*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

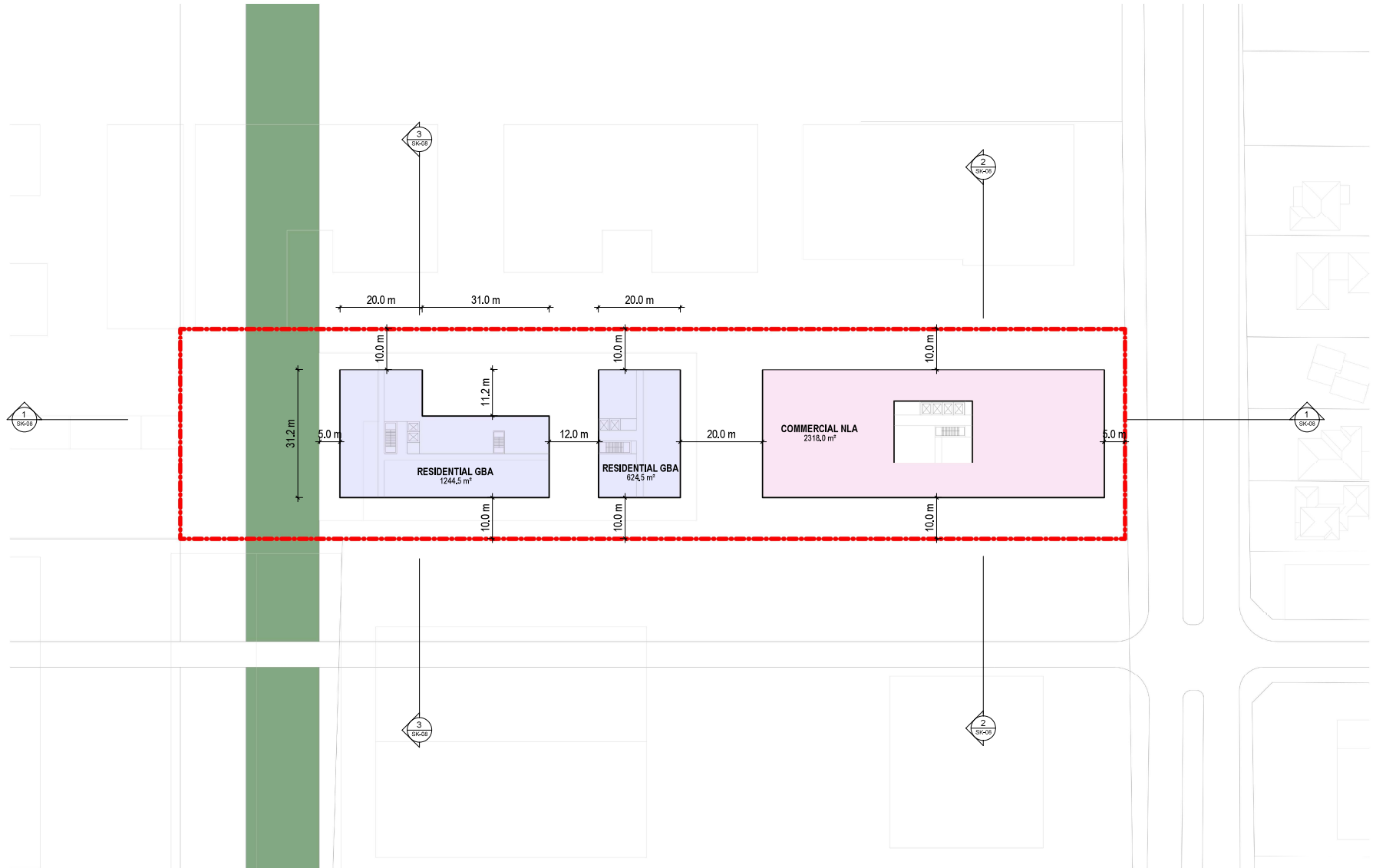


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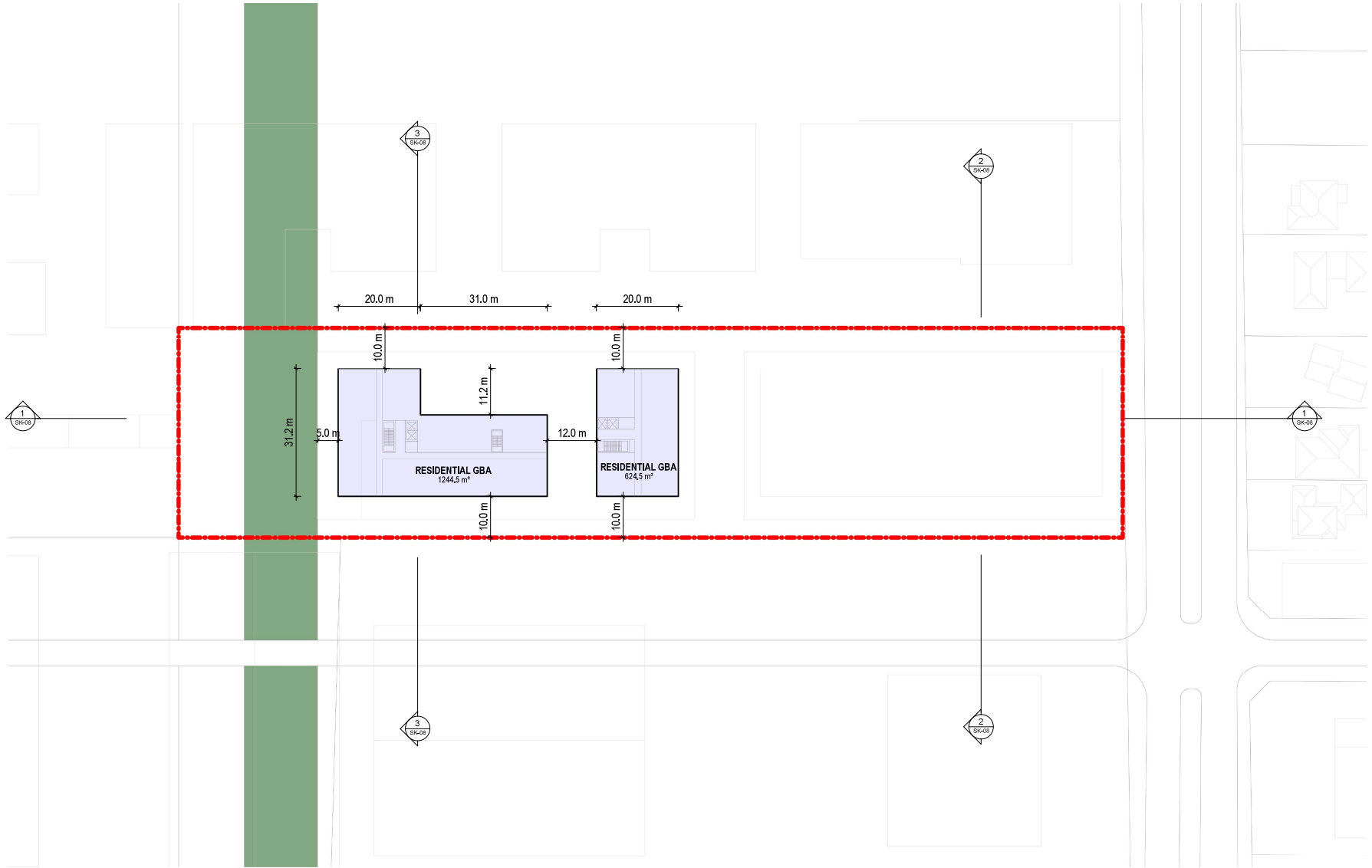








Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

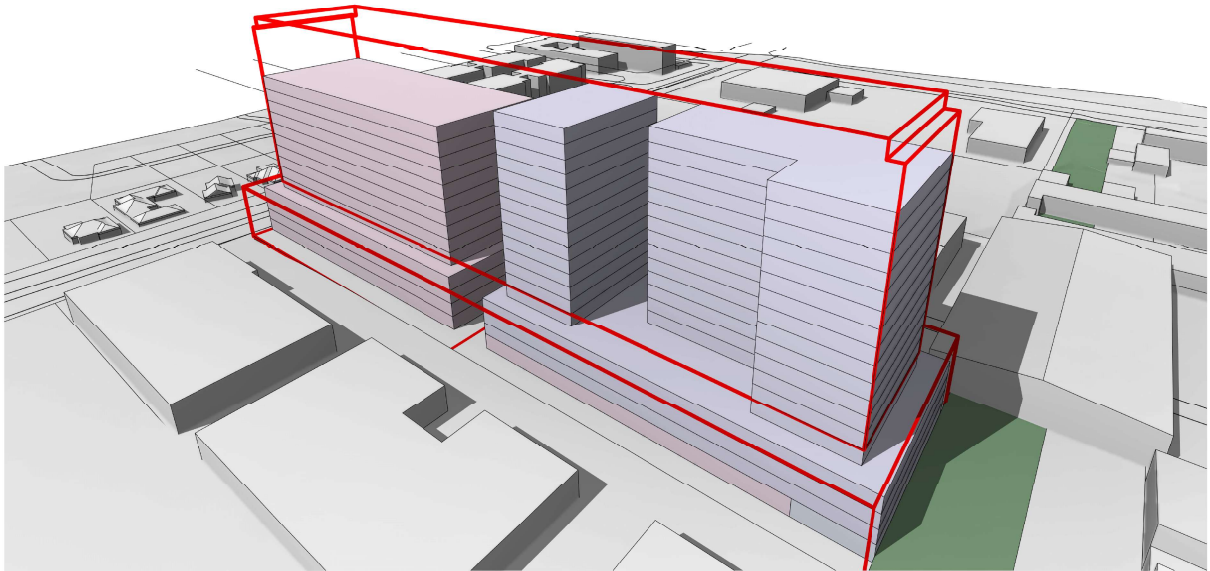


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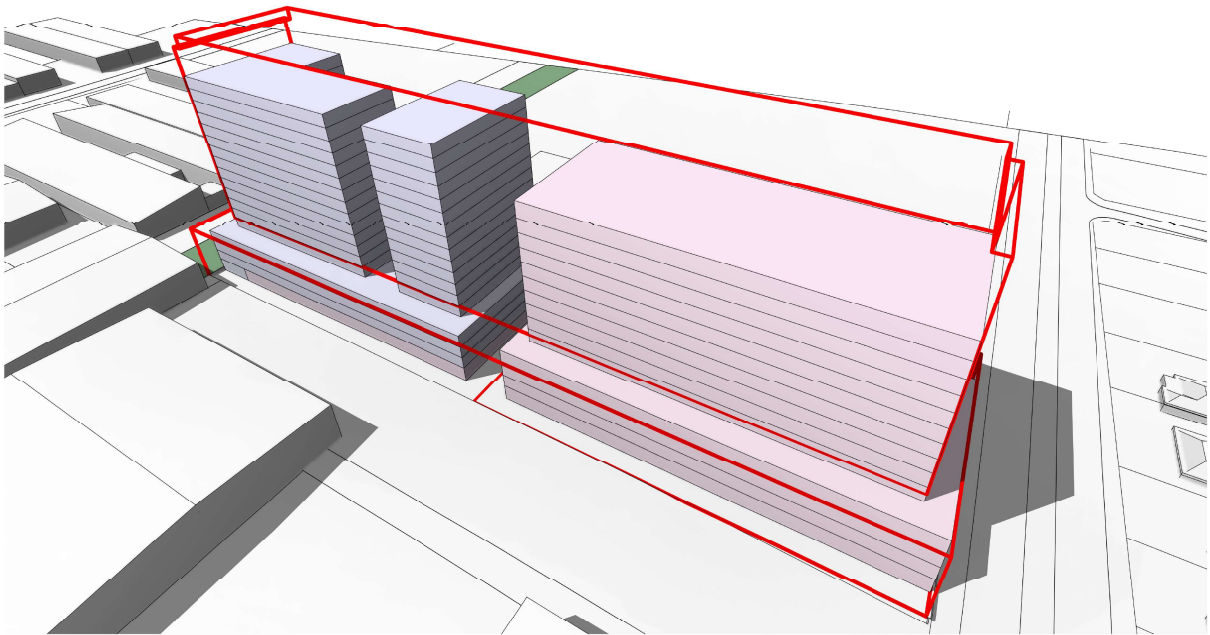


Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH WEST

Scheme 15 - Monash
Compliant Scheme

Key Movement Corridors and Urban
Neighbourhoods (Area B)
Site Area: 1501m²

Requirements:

- Preferred Max Height: 24m
- Max Density (FAR): 3:1
- Deep Soil: 15%
- Min Car spaces: 38

Proposed Option Summary:

- Height: 17.3m (5 Storeys)
- Building Density (FAR): 3:1
- Total Building Area (GBA): 4507
- Deep Soil 16%
- Car Spaces provided: 57

Area Summary:

- Retail (NLA): 210m²
- Office (NLA): n/a
- Residential (NSA)*: 2885m²

*Residential NSA has been calculated at a rate of 70% efficiency of total Residential GBA

- Built Form Envelope FAR*: 5.3

*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.

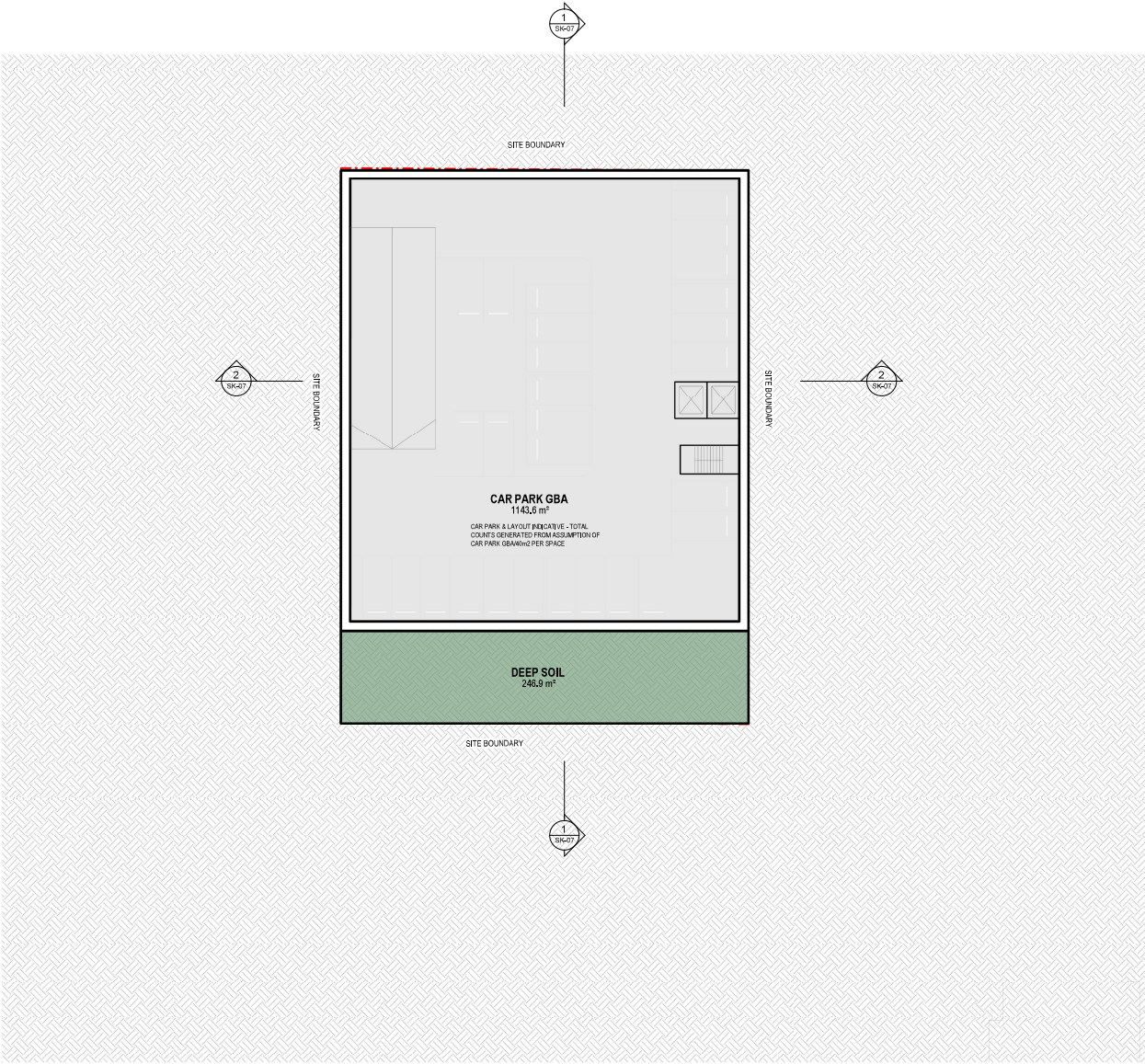
*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

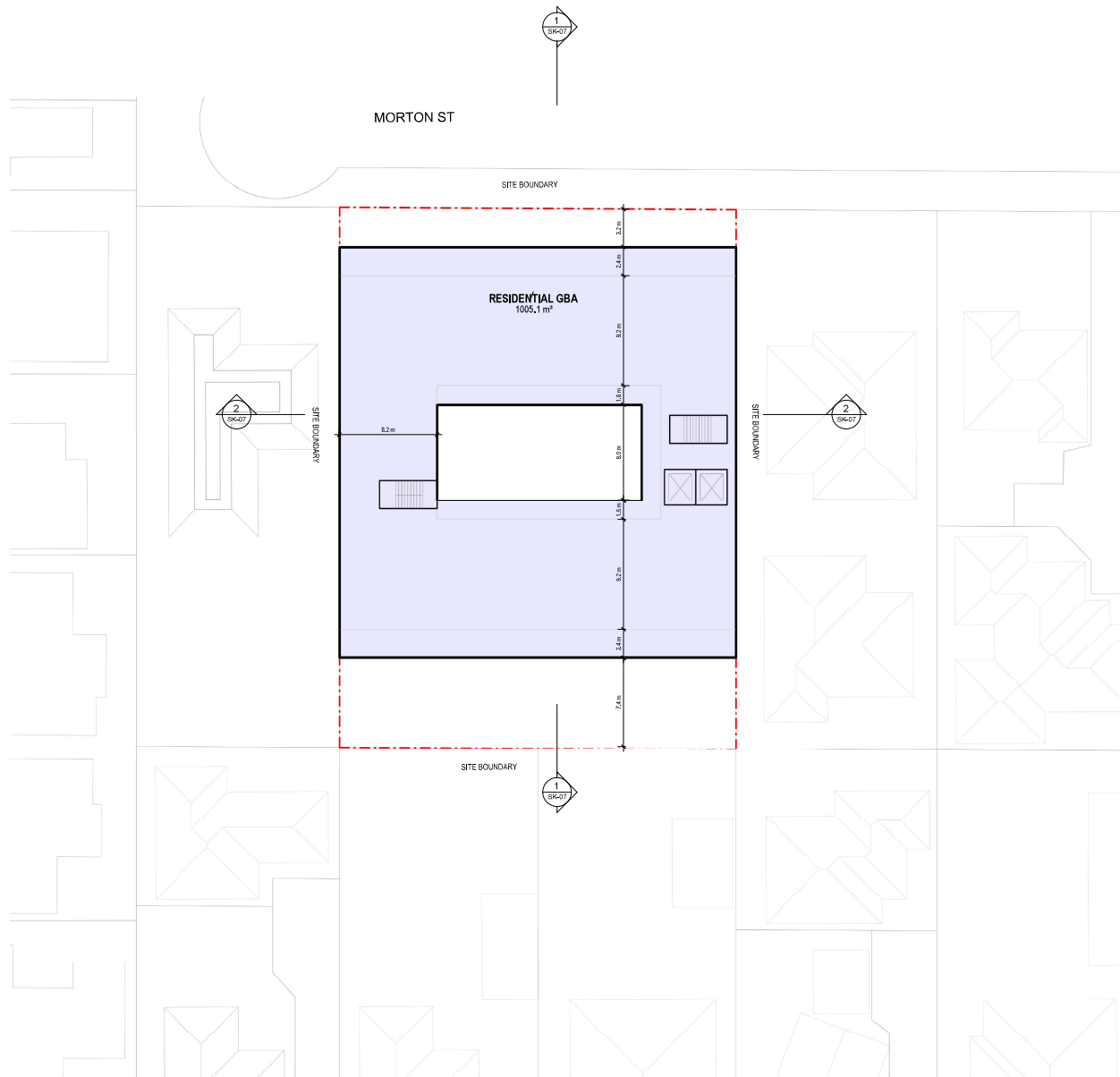


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SCHEME 15 - MONASH - COMPLIANT SCHEME																				
ARBY 94000394201 NSW Licensed Architect Tom Jarvie 1751 Richard Leonard 1752. Drawn: Tessa KOO, Peter Young, TIOA.																				

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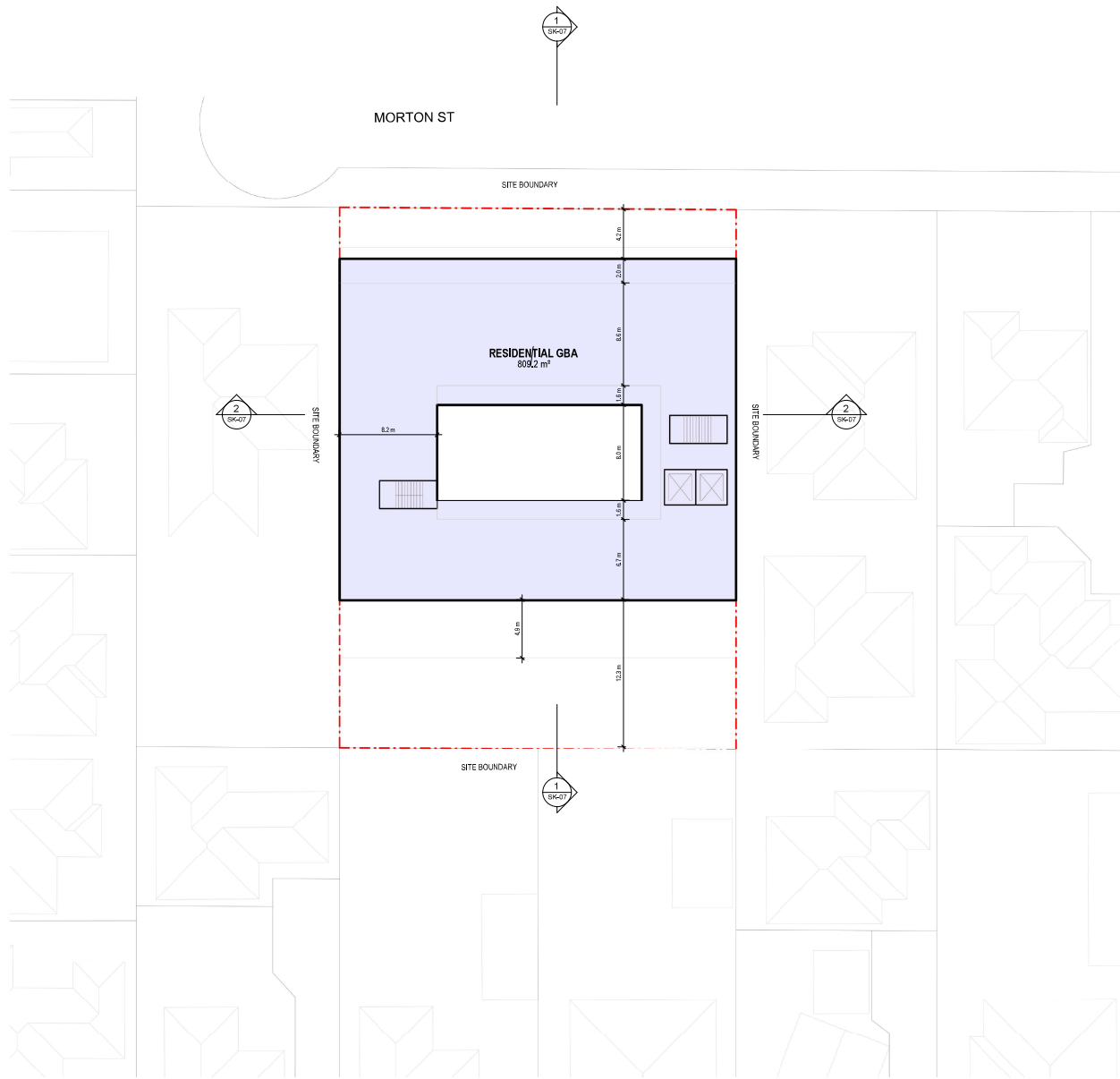
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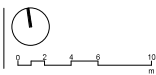
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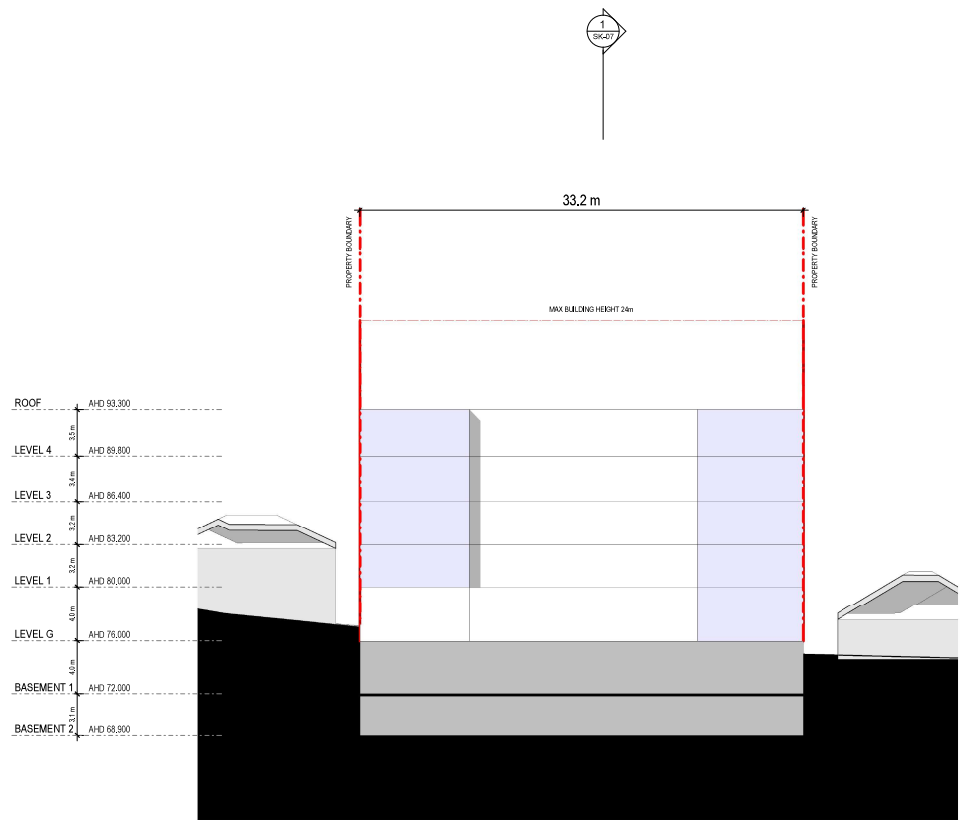
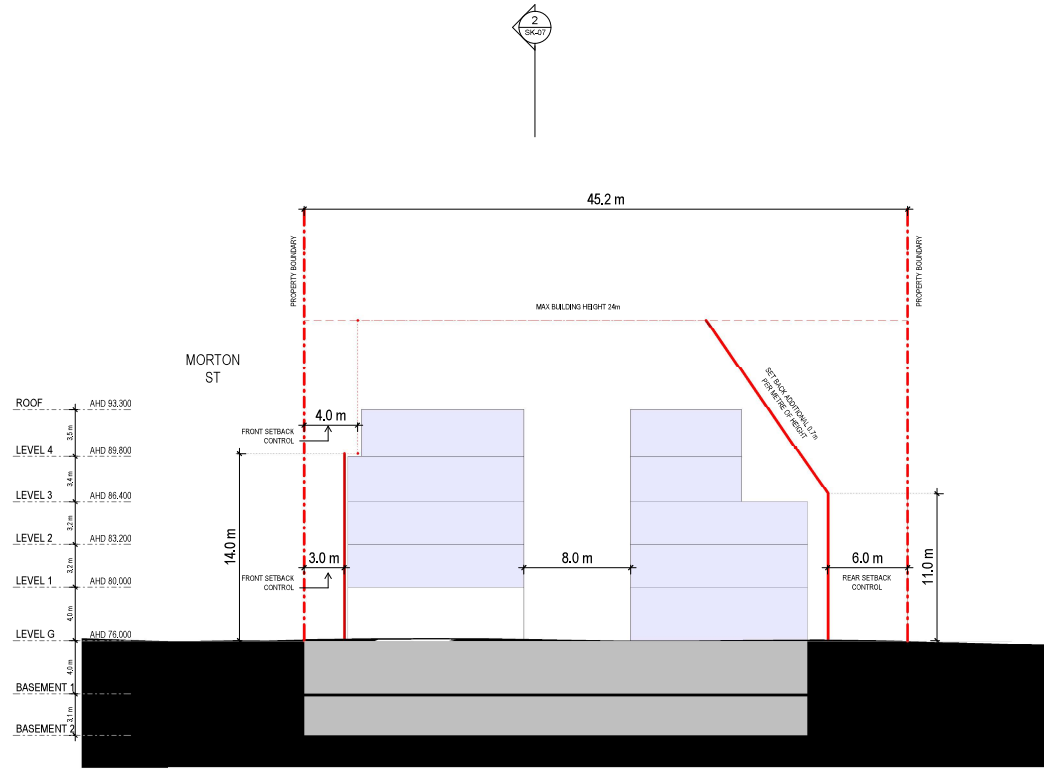
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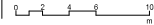
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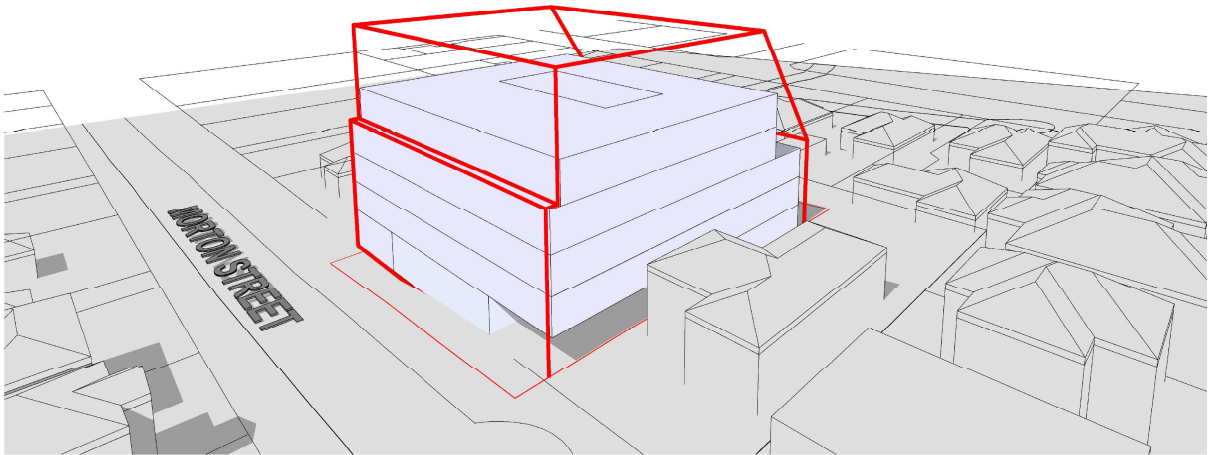
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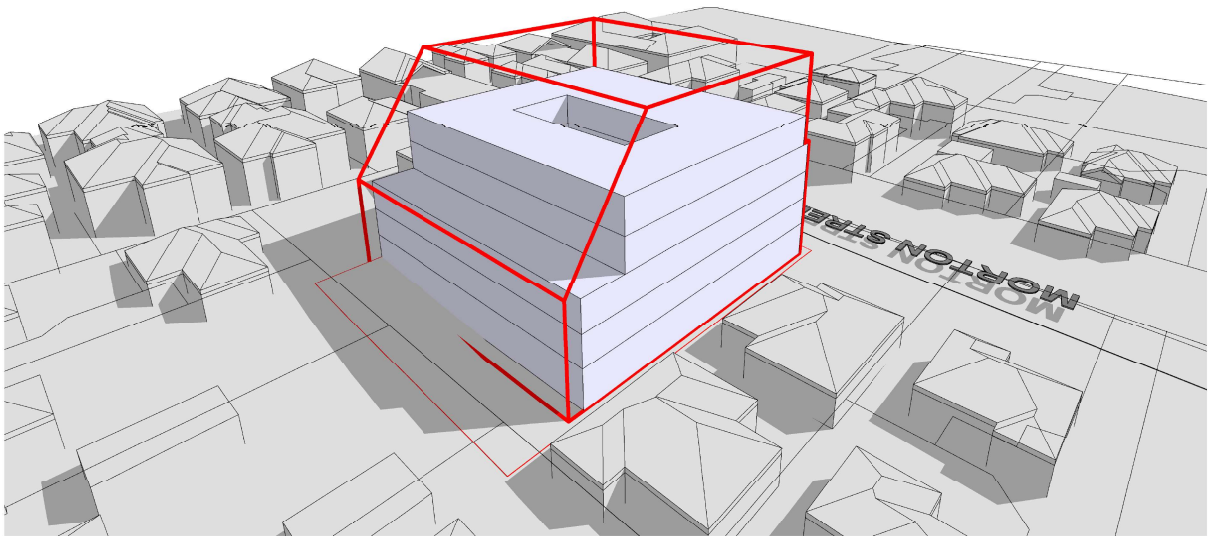
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Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 15 - Monash
Uplift Scheme

Key Movement Corridors and Urban
Neighbourhoods (Area B)
Site Area: 1501m²

Requirements:

- Preferred Max Height: 24m
- Max Density (FAR): 3:1
- Deep Soil: 15%
- Min Car spaces: 48

Proposed Option Summary:

- Height: 23.7m (7 Storeys)
- Building Density (FAR): 3.9:1
- Total Building Area (GBA): 5862
- Deep Soil 16%
- Car Spaces provided: 57

Area Summary:

- Retail (NLA): 210m²
- Office (NLA): n/a
- Residential (NSA)*: 3833m²

*Residential NSA has been calculated at a rate of 70% efficiency of total Residential GBA

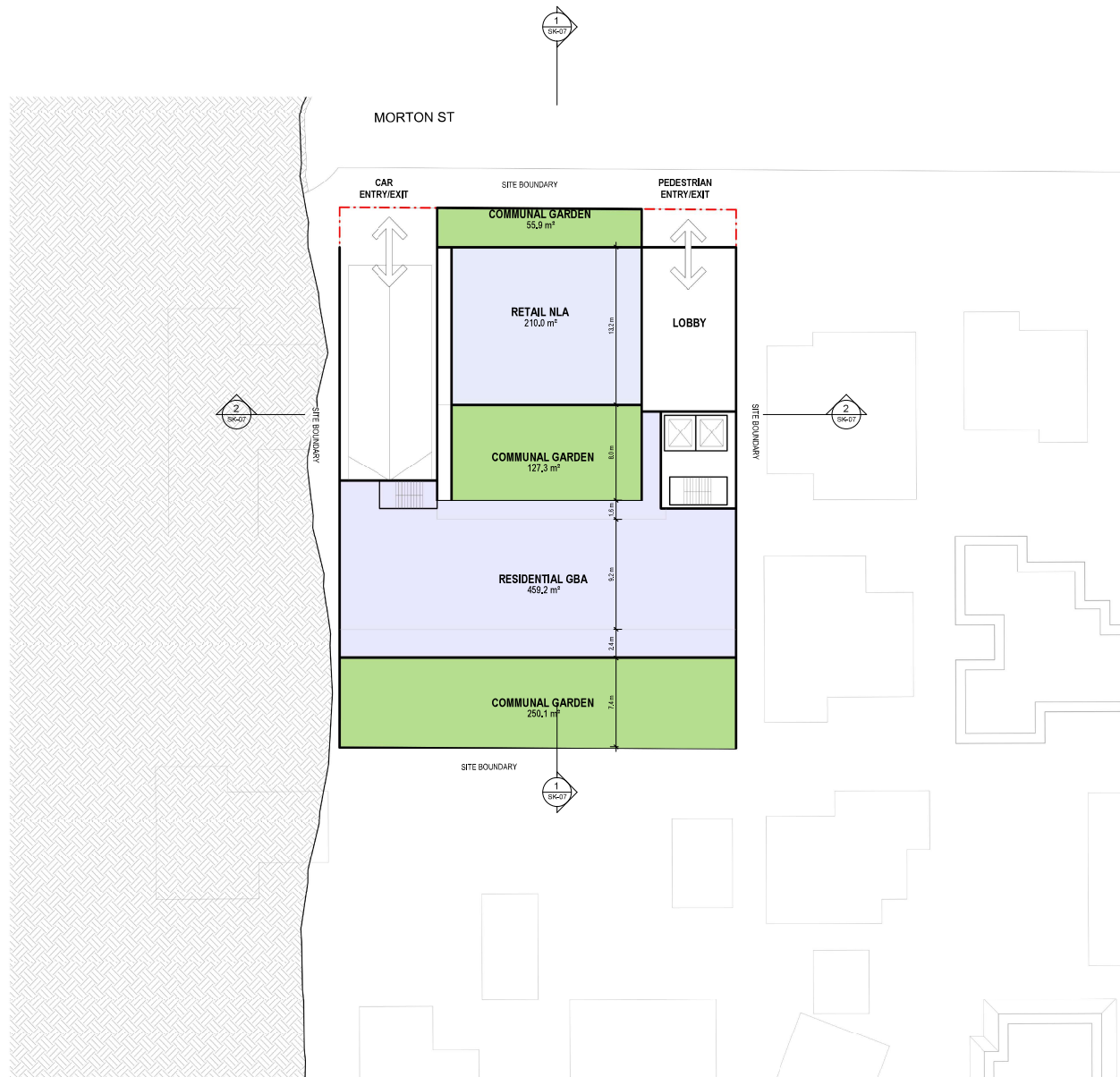
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Canberra

Perth

AIRY 8400334201 NSW Licensed Architect Tom Jordan 7021 Richard Leonard 7022.
Dual Truss F02: Tony Young 7014.

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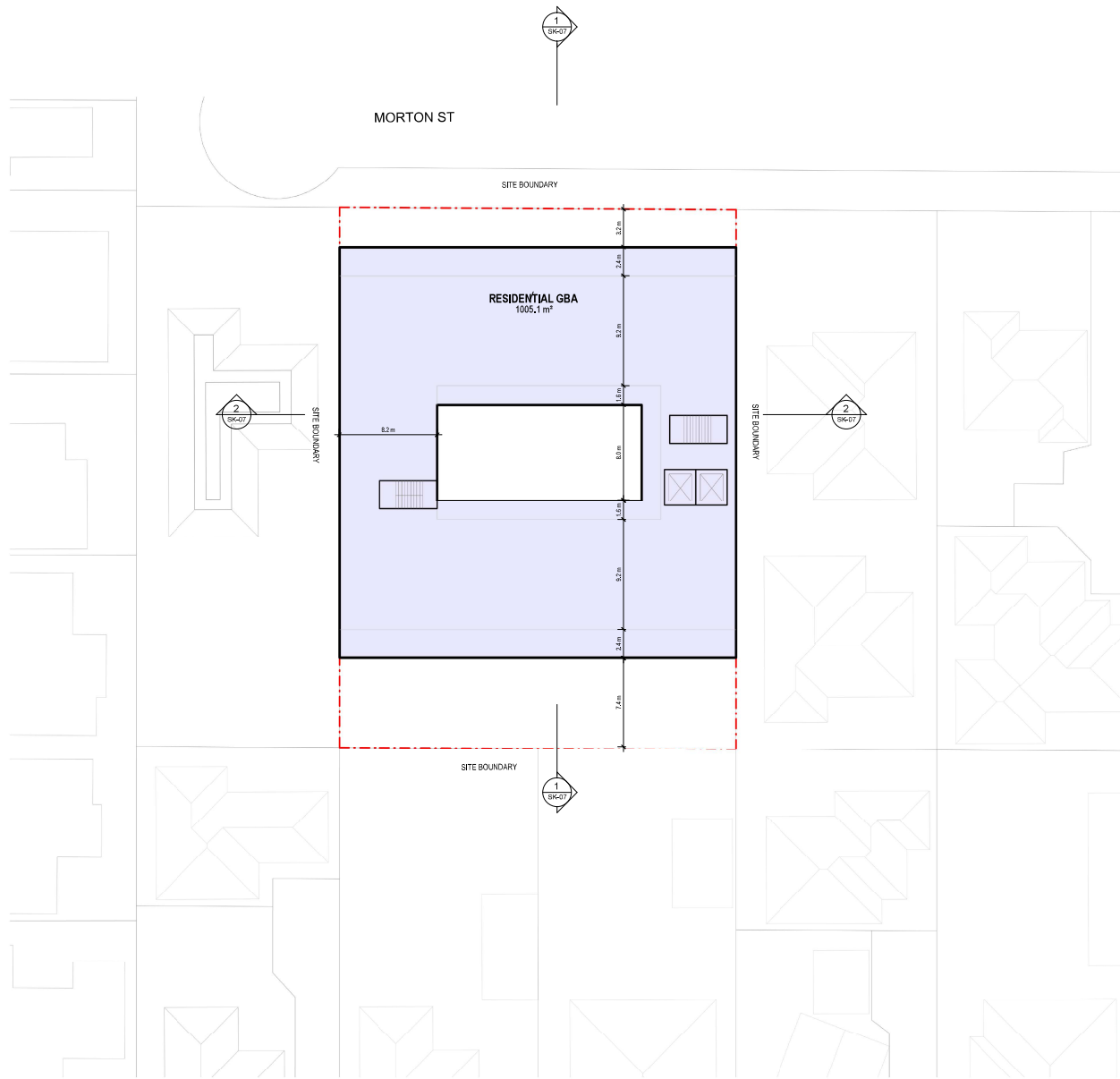
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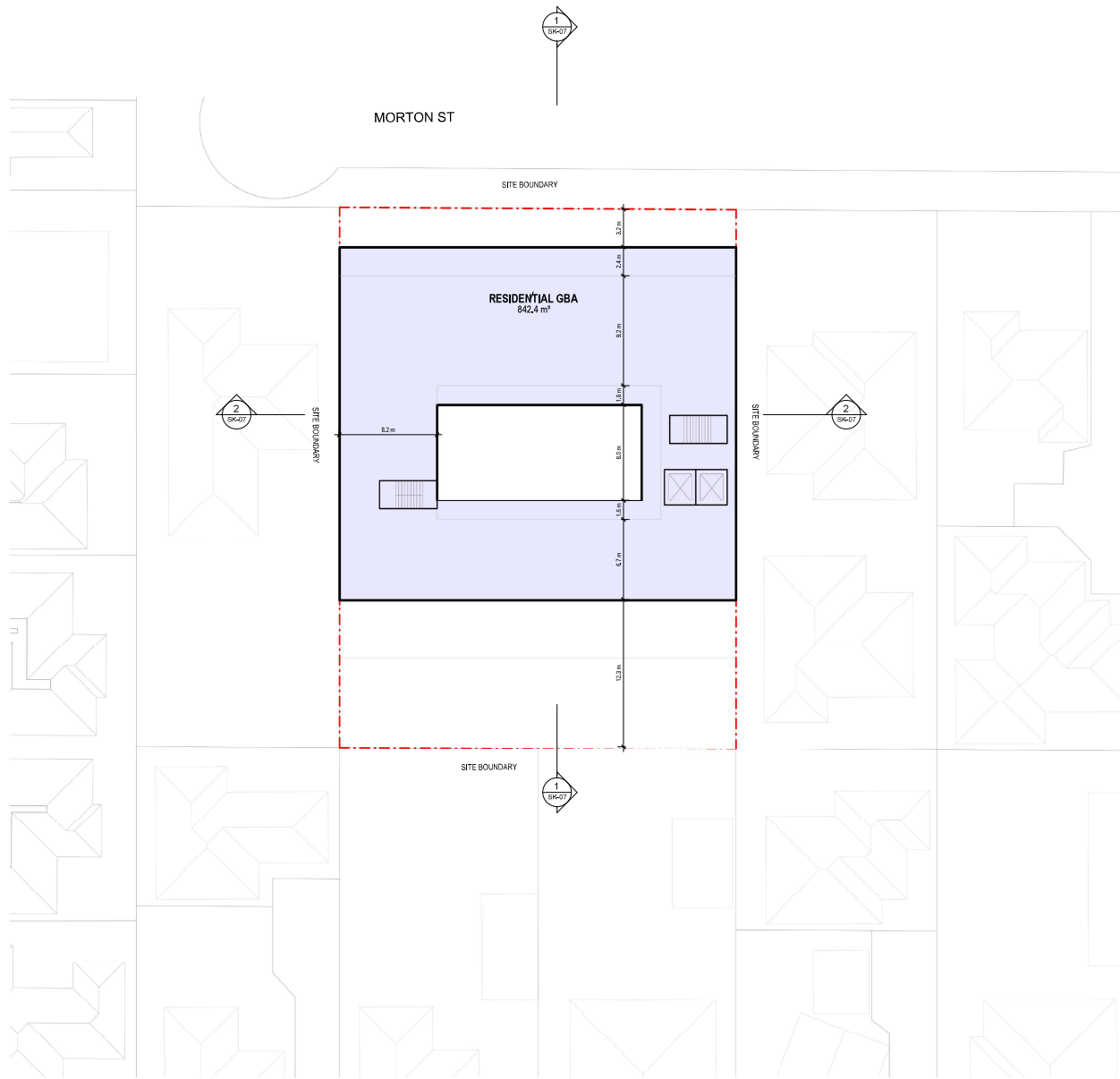
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S.R.L.
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SCHEME



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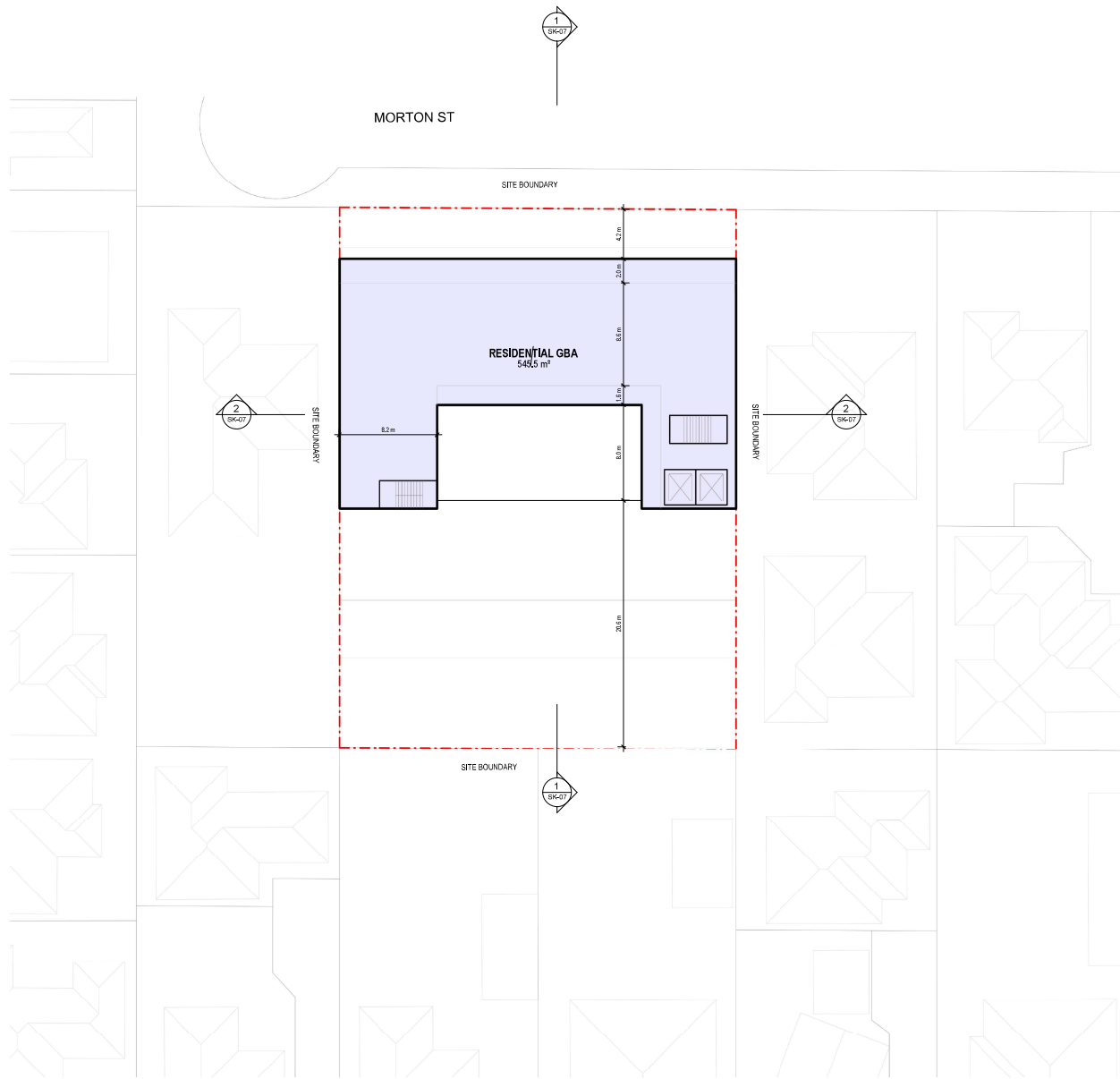
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SCHEME



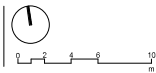
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Dual Truss F02: Peter Young 1764.

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