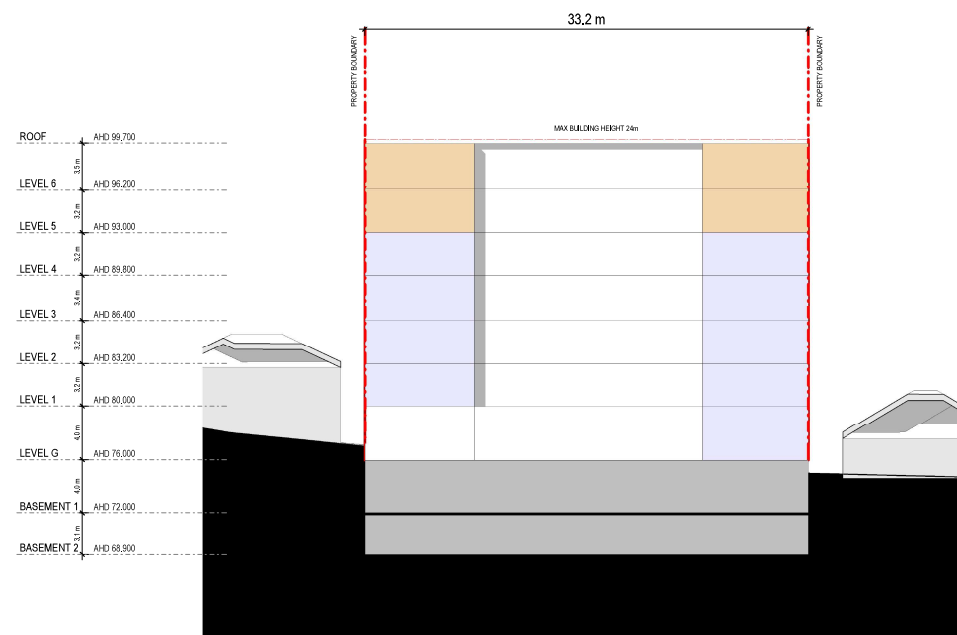


SRL East Floor Area Ratio and Public Benefit Uplift Architectural Testing

Part 3: Appendix

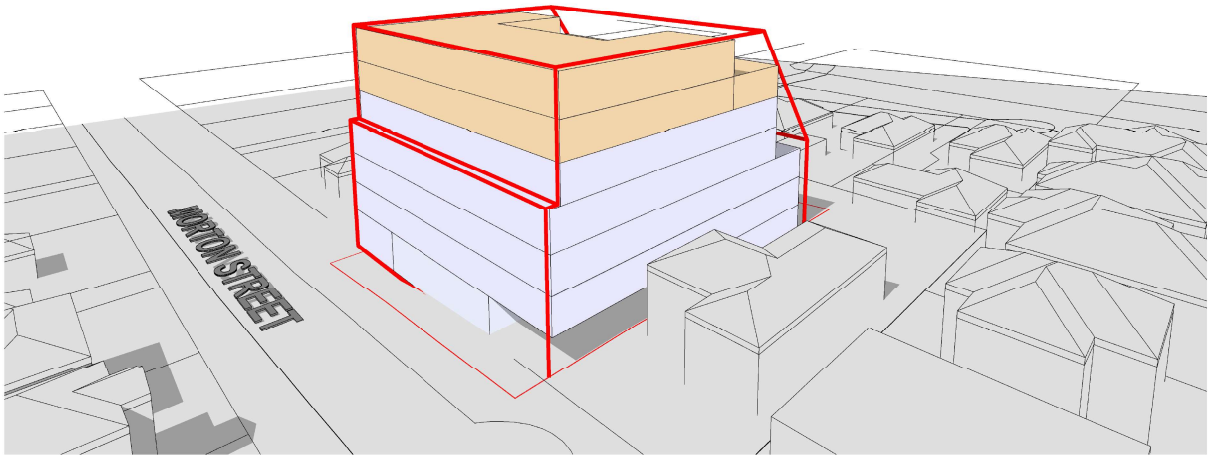
This document has been split into additional parts due to the size limitation of Engage Vic website.

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

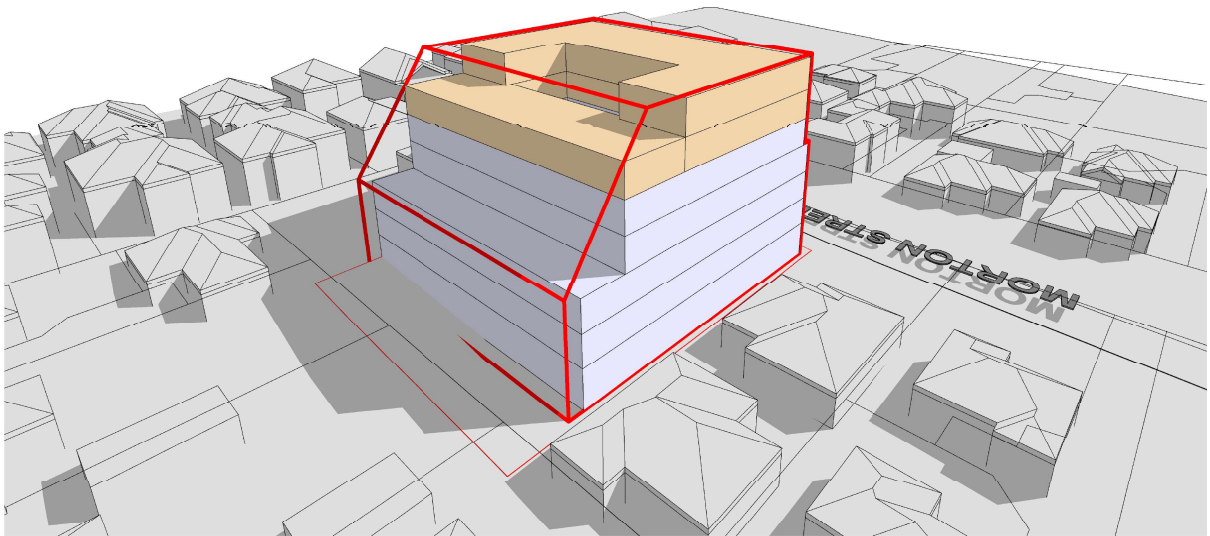


Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 16 - Monash

Compliant Scheme

Key Movement Corridors and urban neighbourhoods (Area B)
Site Area: 762m²

- Requirements:
- Preferred Max Height: 24m
 - Max Density (FAR): 3:1
 - Deep Soil: 15%
 - Min Car Spaces: 11

- Proposed Option Summary:
- Height: 13.1m (4 Storeys)
 - Building Density (FAR): 1.7:1 (Excluding Open Air Parking)
 - Total Building Area (GBA): 1304m² (Excluding Open Air Parking)
 - Building Density (FAR): 2.3:1 (Including Open Air Parking)
 - Total Building Area (GBA): 1769m² (Including Open Air Parking)
 - Deep Soil Provided: 116m² (15%)
 - Car Spaces Provided: 9

- Area Summary:
- Retail (NLA): n/a
 - Office (NLA): n/a
 - Residential (NSA)*: 1016m²
 - Basement (GBA): n/a

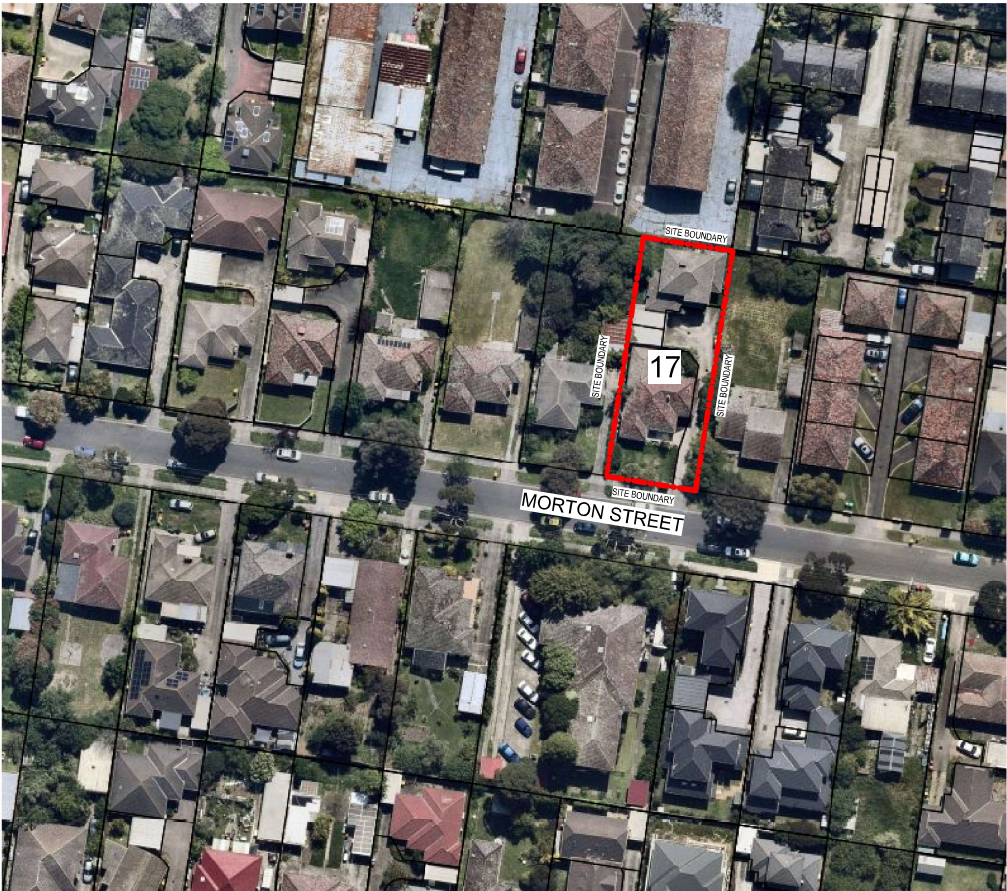
*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 3.9:1

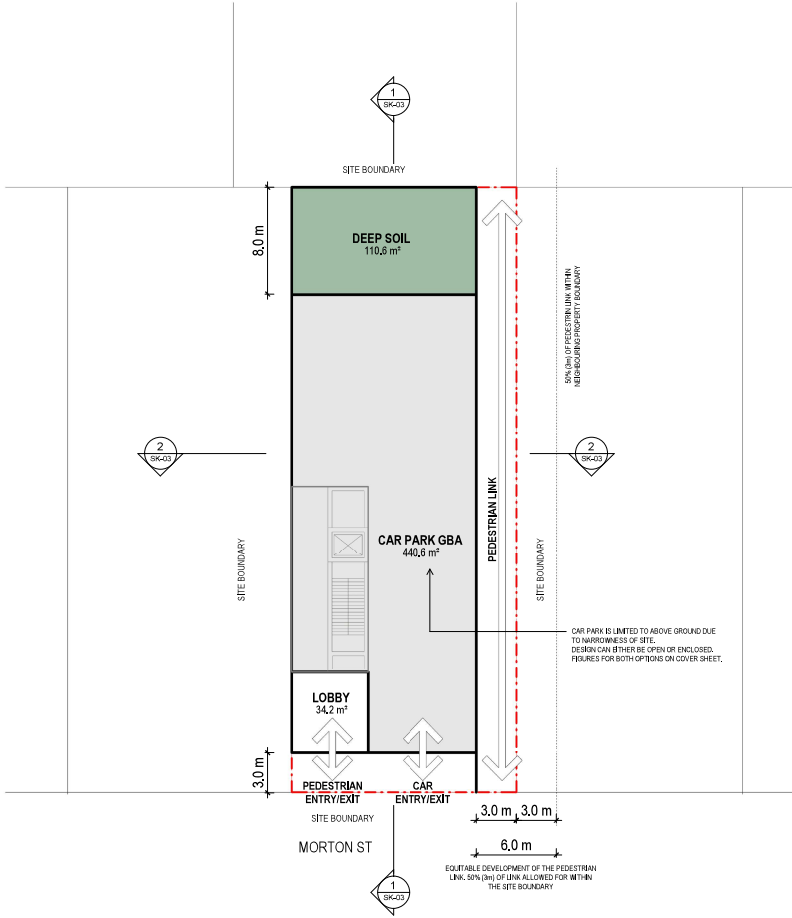
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above, FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*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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Project Title	hAYBALL	Melbourne	Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		Level 1 200 Pender Lane Melbourne VIC 3000 T +61 3 9099 3844	Ground Floor 11-17 Bankers Quay Street Sydney NSW 1500 T +61 2 9660 9329	Level 1 200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Level 1 2211 Linden Circuit Canberra ACT 2601 T +61 2 9868 9329	Checked By	24/02/2025 4:07:56 PM				SITE PLAN		2751.02	
SCHEME 16 - MONASH - COMPLIANT SCHEME						Date Printed							Drawing No	SK-00



Project Title
S.R.L.
SCHEME 16 - MONASH - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, 11-17 Bankers Quay, Level 1, 250 Queen Street, Level 1, 251 Union Street,
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 9669 9329
ABN: 84003943611 Incorporated in British ACT, David Trotter 2734,
HIGH CHURCH TROTTER 8239, 35/37, 35/37, 35/37, 35/37, 35/37, 35/37, 35/37, 35/37, 35/37, 35/37,
TAS: Hayball 7337, VIC: Hayball 20076

Drawn By
Checked By
Date Printed
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Rev Date Description
24/02/2025 4:07:58 PM
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Drawing Title
GROUND FLOOR PLAN

Status

Project No
2751.02
Drawing No
SK-01

Revision



 Compliant Residential/Services Envelope

 Built Form Controls Envelope



Scheme 17 - Monash

Compliant Scheme

Key Movement Corridors and urban neighbourhoods (Area B)
Site Area: 1523m²

- Requirements:
- Preferred Max Height: 24m
 - Max Density (FAR): 3:1
 - Deep Soil: 15%
 - Min Car Spaces: 37

- Proposed Option Summary:
- Height: 19.7m (6 Storeys)
 - Building Density (FAR): 3:1
 - Total Building Area (GBA): 4559m²
 - Deep Soil Provided: 15%
 - Car Spaces Provided: 51

- Area Summary:
- Retail (NLA): n/a
 - Office (NLA): n/a
 - Residential (NSA)*: 3513m²
 - Basement (GBA): 2032m²

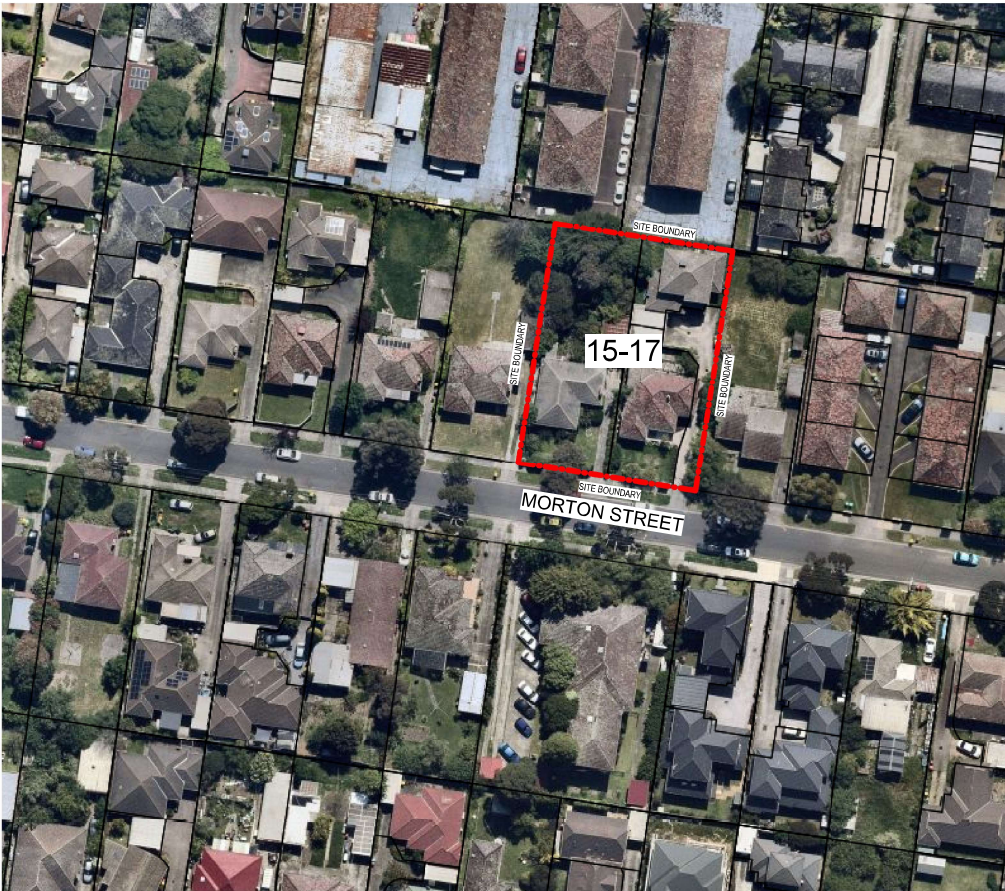
*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 4.6:1

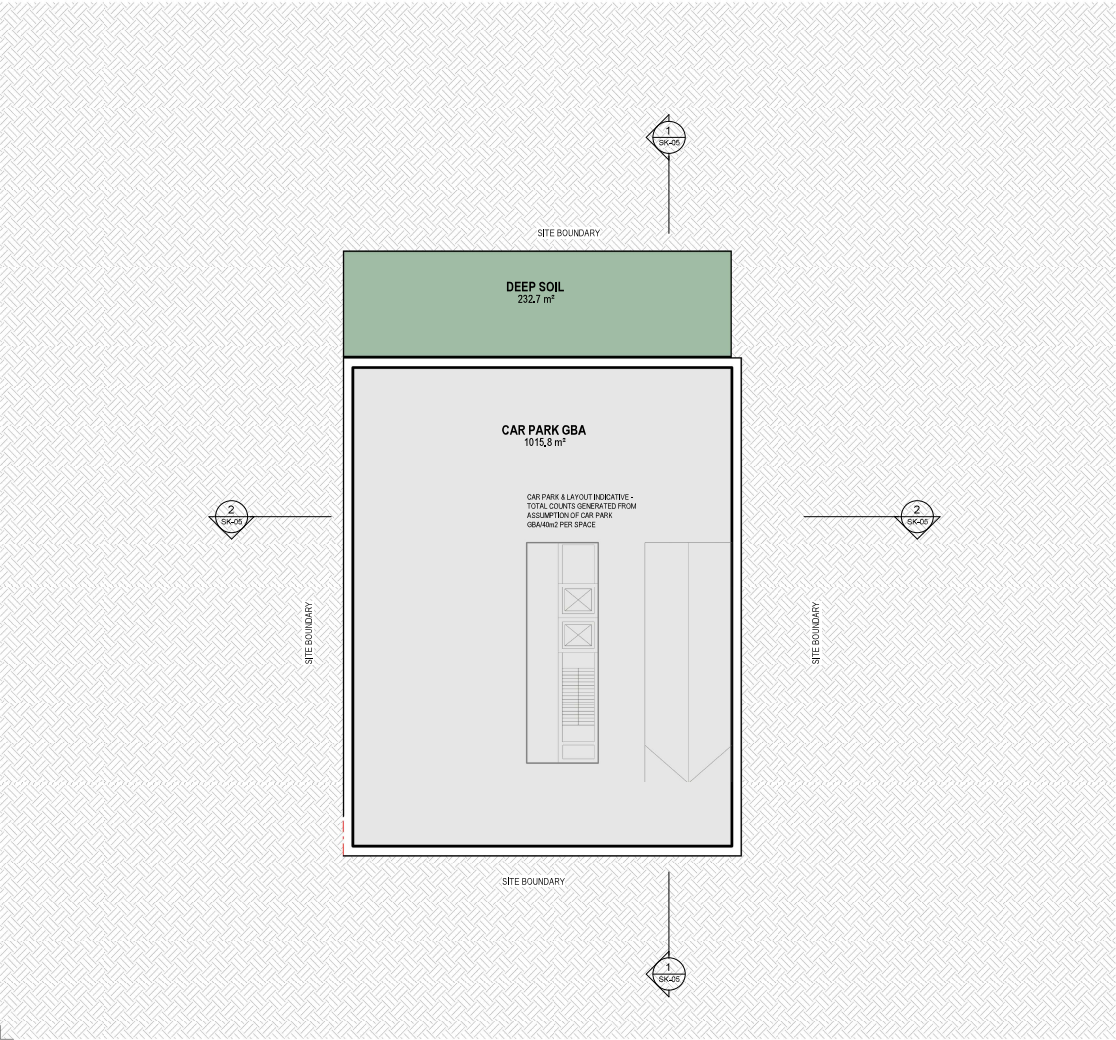
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

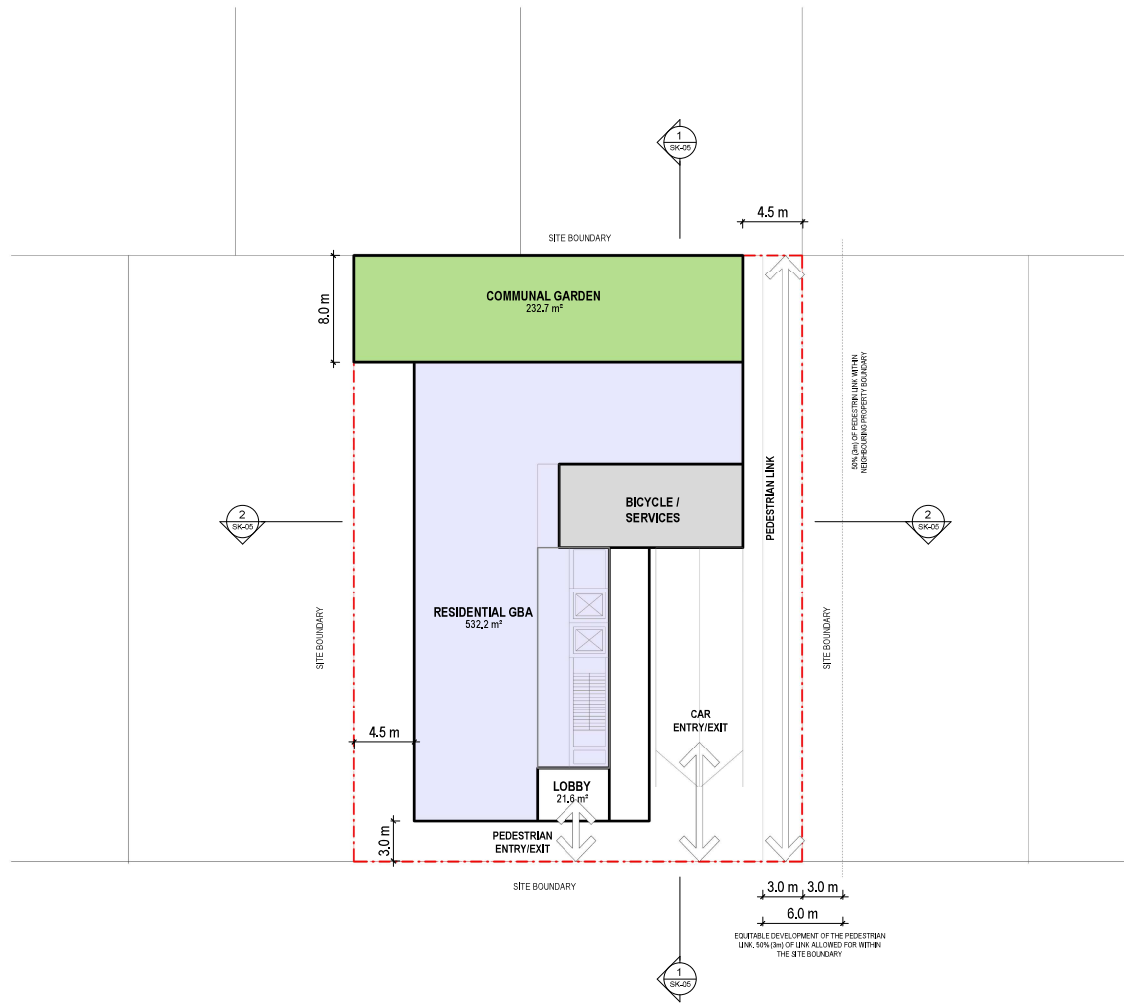
*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.

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Project Title	hAYBALL	Melbourne	Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		Level 1 200 Pteris Lane Melbourne VIC 3000 T +61 3 9039 3844	Ground Floor 11-17 Banktophys Street Sydney NSW 1515 T +61 2 9660 9329	Level 1 200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Level 1 2211 Linden Circuit Canberra ACT 2601 T +61 2 9868 9329	Checked By	Checked							
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													SK-00	





Project Title
S.R.L.
SCHEME 17 - MONASH - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Pinner Lane, 11-17 Bankers Quay, Level 1, 251 Union Street, Level 1, 251 Union Street,
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 9869 8329
ABN: 84003916311 Incorporated in Australia ACT: David Trotter 2732,
HOB: David Trotter 8239, QLD: Chris Brown 4641, VIC: Hayball 5555,
TAS: Hayball 7337, VIC: Hayball 50076

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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-02

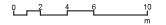
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Project Title
S.R.L.
SCHEME 17 - MONASH - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, 11-17 Banksgate Street, Level 1, 250 Queen Street, Level 1, 22-11 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 9869 8329
ABN: 8400394361 Incorporated in Australia ACT: David Trotter 27324,
HOB: David Trotter 8329, QLD: Chris Brown 4641, VIC: Hayball 3335,
TAS: Hayball 7337, VIC: Hayball 33376

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Checked By
Date Printed
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Rev Date Description

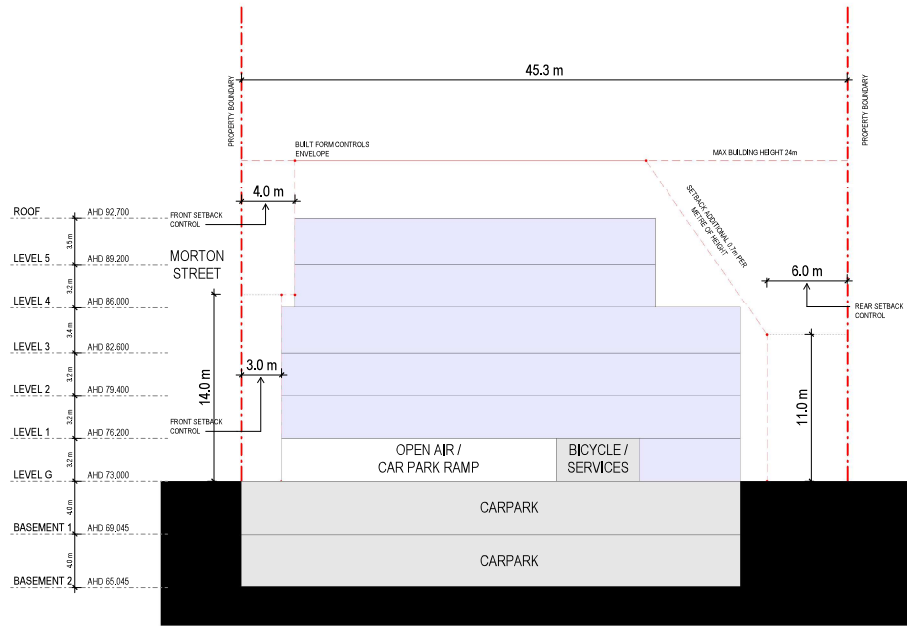
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LEVEL 1-3 PLAN

Status

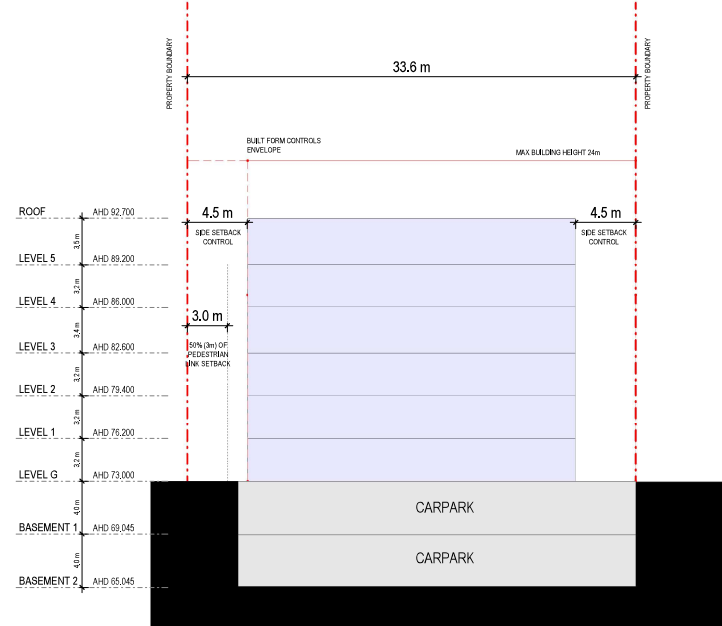
Project No
2751.02
Drawing No
SK-03

Revision





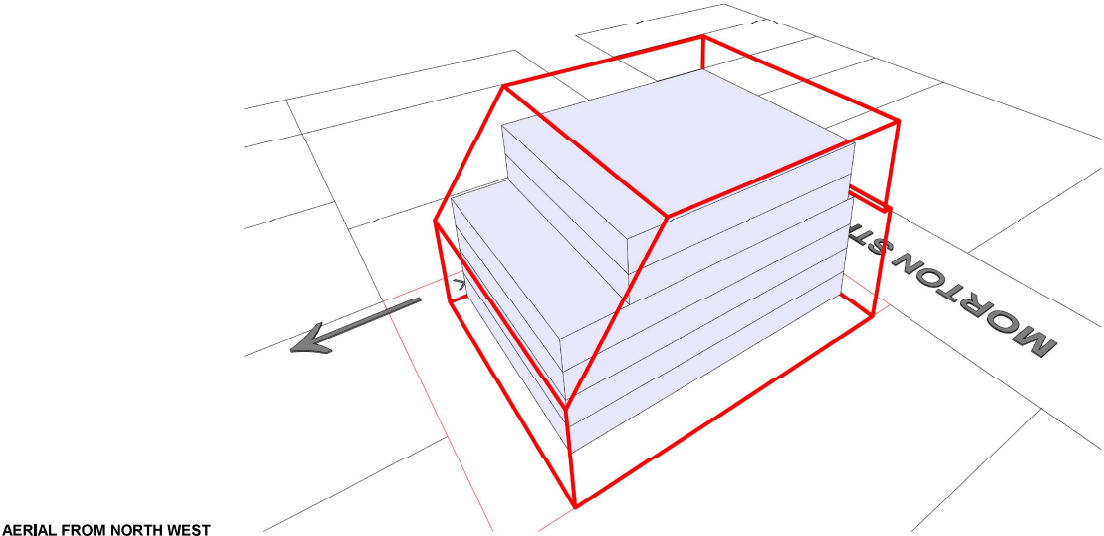
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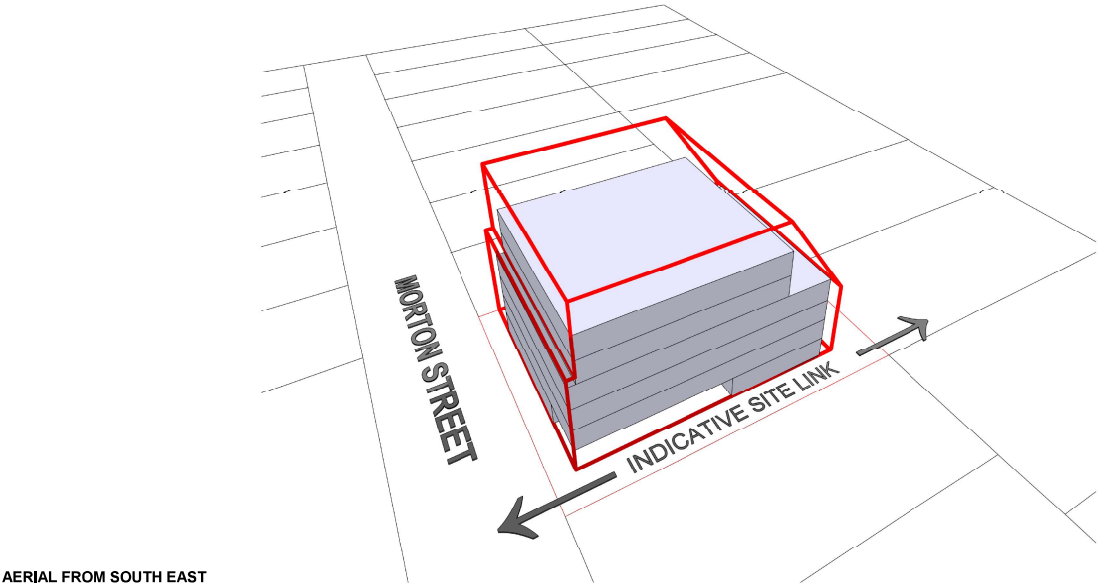
Section 2

Legend

- Compliant Residential Envelope
- Built Form Controls Envelope



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Project Title		Melbourne				Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		200 Pinner Lane Melbourne VIC 3000 T +61 3 9039 3844				200 Pinner Lane Sydney NSW 2010 T +61 2 9660 9329	11-17 Bankers Quay Brisbane QLD 4000 T +61 7 3231 9921	22-11 London Circuit Canberra ACT 2601 T +61 2 9869 8329	Checked By	24/02/2025 4:17:51 PM				3D VIEWS		2751.02	
SCHEME 17 - MONASH - COMPLIANT SCHEME		140x 8400334361 International Architecture David Truett 27/24, 100W Oakes Street 829 QLD 4000 Street 4041, Oakleigh 3166, TAS: Hayball P337, VIC: Hayball 20076							Date Printed	Scale						Drawing No	SK-06

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

Scheme 17 - Monash

Uplift Scheme

Key Movement Corridors and urban neighbourhoods (Area B)
Site Area: 1523m²

- Requirements:
- Preferred Max Height: 24m
 - Max Density (FAR): 3:1
 - Deep Soil: 15%
 - Min Car Spaces: 43

- Proposed Option Summary:
- Height: 22.9m (7 Storeys)
 - Building Density (FAR): 3.4:1
 - Total Building Area (GBA): 5222m²
 - Deep Soil Provided: 15%
 - Car Spaces Provided: 51

- Area Summary:
- Retail (NLA): n/a
 - Office (NLA): n/a
 - Residential (NSA)*: 4043m²
 - Basement (GBA): 2032m²

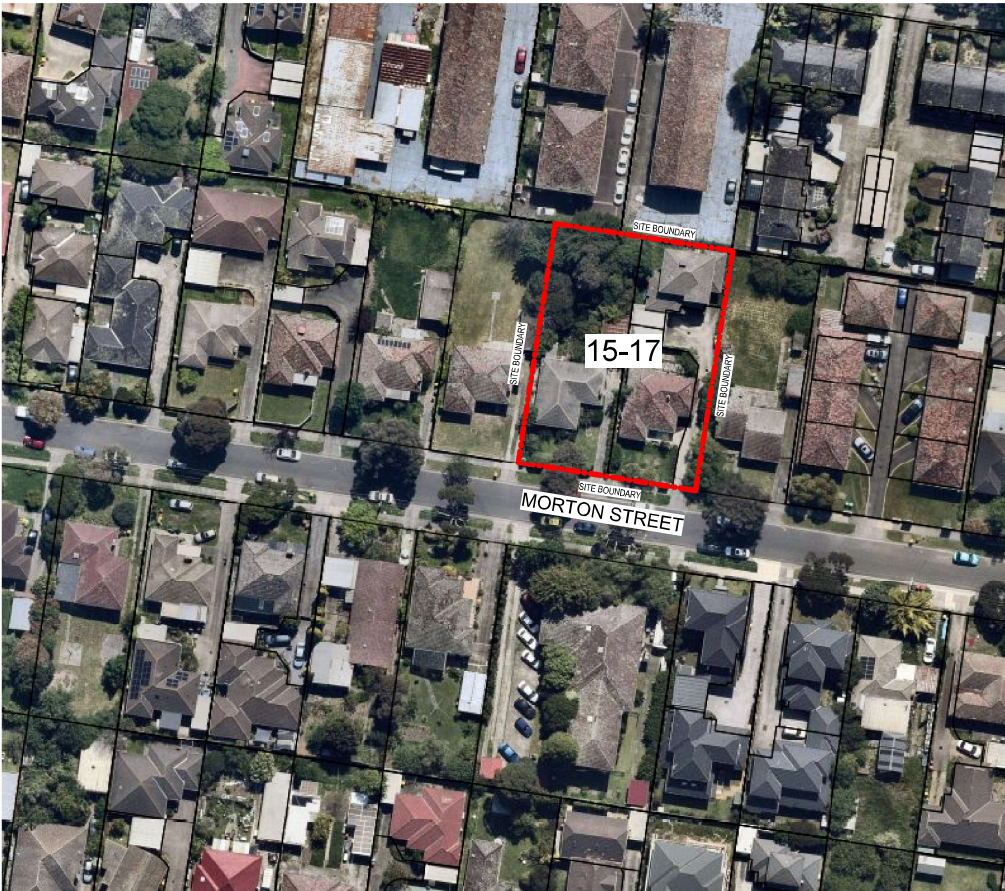
*Residential NSA has been calculated at a rate of 80% efficiency of total Residential GBA

- Built Form Envelope FAR*: 4.6:1

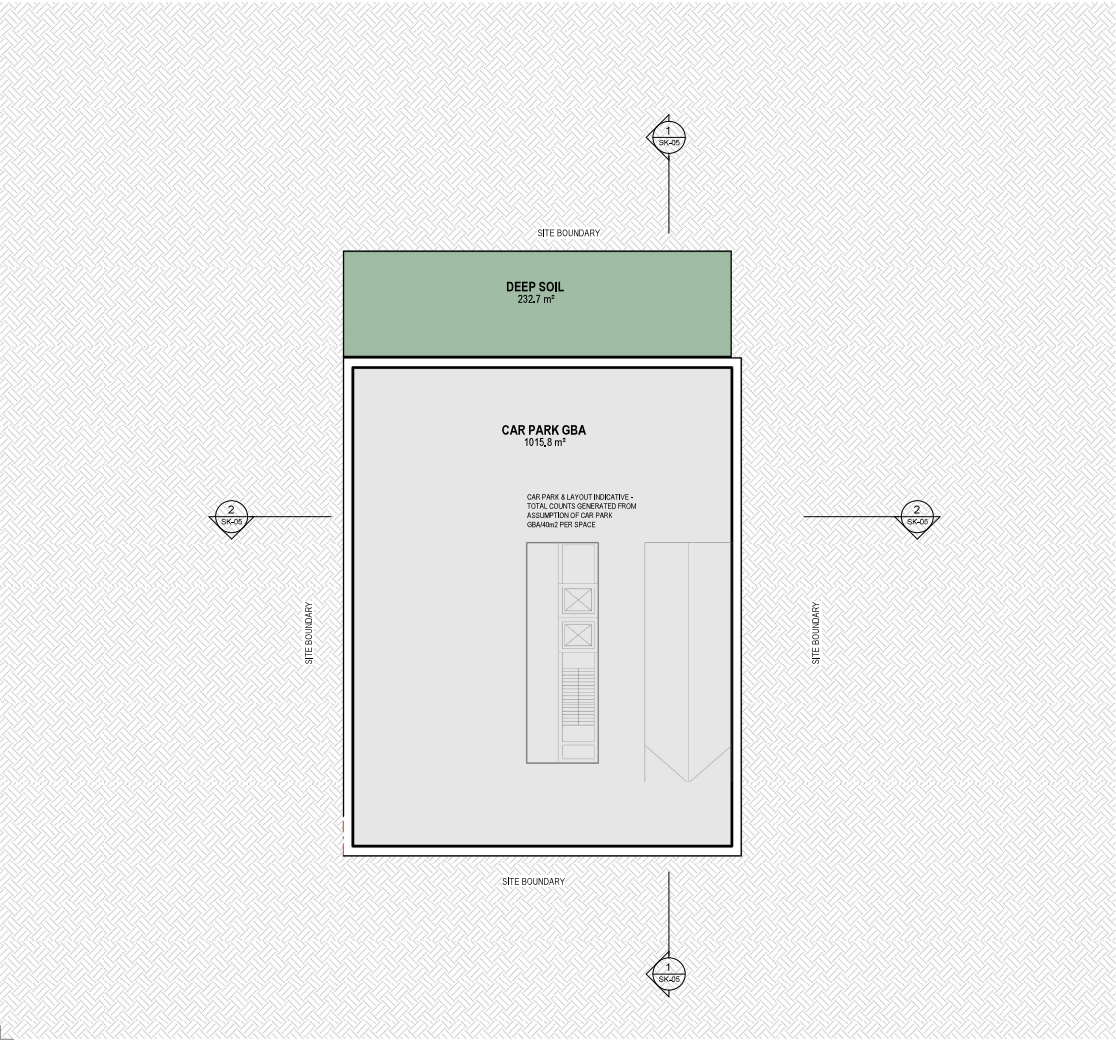
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

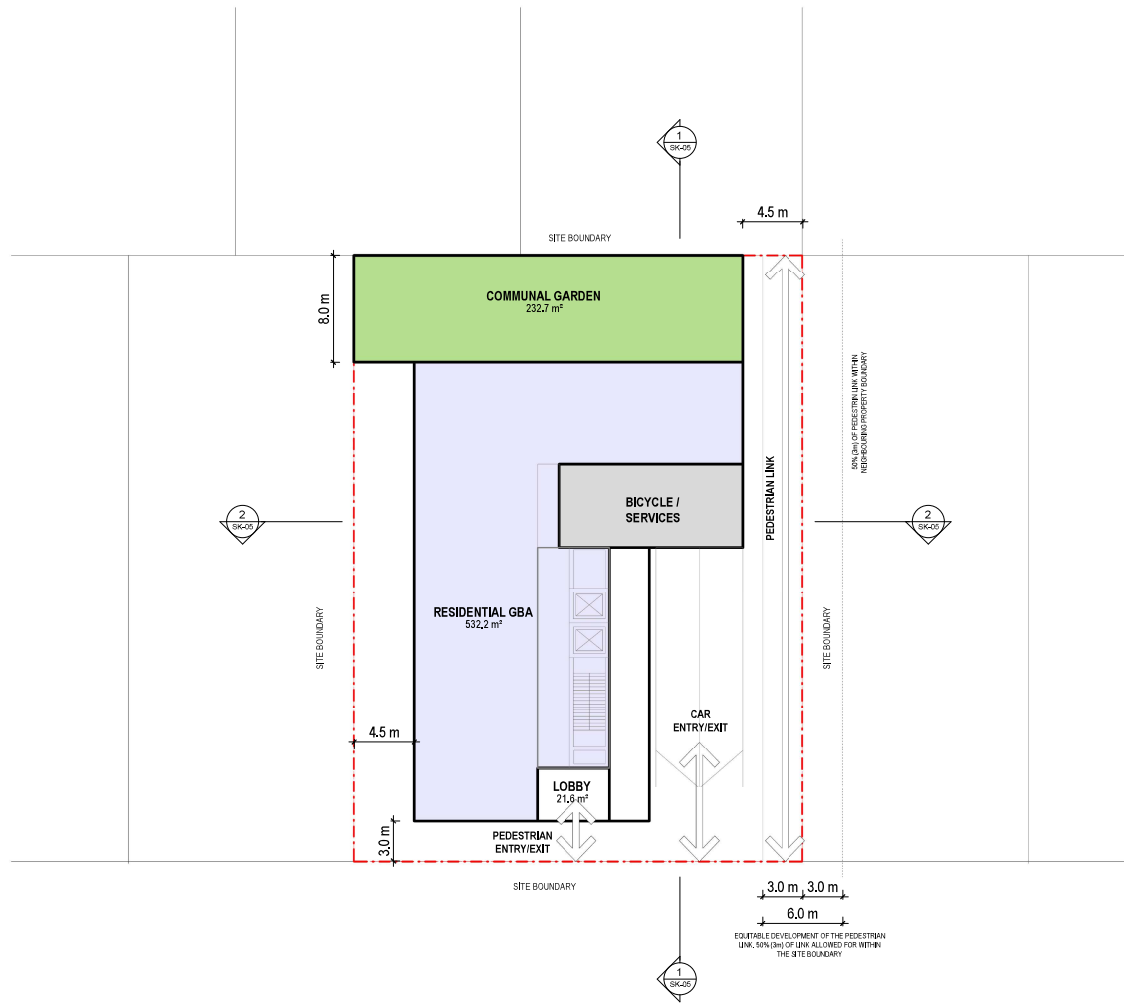
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Project Title					Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.					Checked By	Checked				SITE PLAN		2751.02	
SCHEME 17 - MONASH - UPLIFT SCHEME					Date Printed	24/02/2025 4:23:50 PM						Drawing No	
												SK-00	





Project Title
S.R.L.
SCHEME 17 - MONASH - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Fintona Lane, 11-17 Bankers Quay, Level 1, 251 Union Street, Level 1, 251 Union Street,
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 9869 9329
ABN: 8400391651 Incorporated in Australia ACT: David Trotter (273),
Helen Owen Trotter (229), ASIO: Chris Brown (461), Dan Hayball (555),
TAS: Hayball P337, VIC: Hayball 00076

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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-02

Revision

Project Title
S.R.L.
SCHEME 17 - MONASH - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, 11-17 Banksgate Street, Level 1, 251 Union Street, Level 1, 251 Union Street,
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9939 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9969 9329
ABN: 8400394361 Incorporated in Australia ACT: David Treadwell 2732,
HOB: David Treadwell 9329, QLD: Chris Brown 4641, WA: Hayball 3335,
TAS: Hayball 7337, VIC: Hayball 3337

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Date Printed
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Rev Date Description

Drawing Title
LEVEL 1-3 PLAN

Status

Project No
2751.02
Drawing No
SK-03

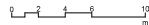
Revision

Project Title
S.R.L.
SCHEME 17 - MONASH - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
250 Windsor Lane 11-17 Bankers Quay Street 250 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 9869 8329
ABN: 8400394361 Incorporated in British ACT: David Trenchard 27/01/2018
HOBAS Crane Transport 8/29/2018 ASIO: Chris Brown 08/01/2018 Hayball 02/05/2018
TAS: Hayball 7/30/2018 VIC: Hayball 02/07/2018

Drawn By
Checked By
Date Printed
Scale



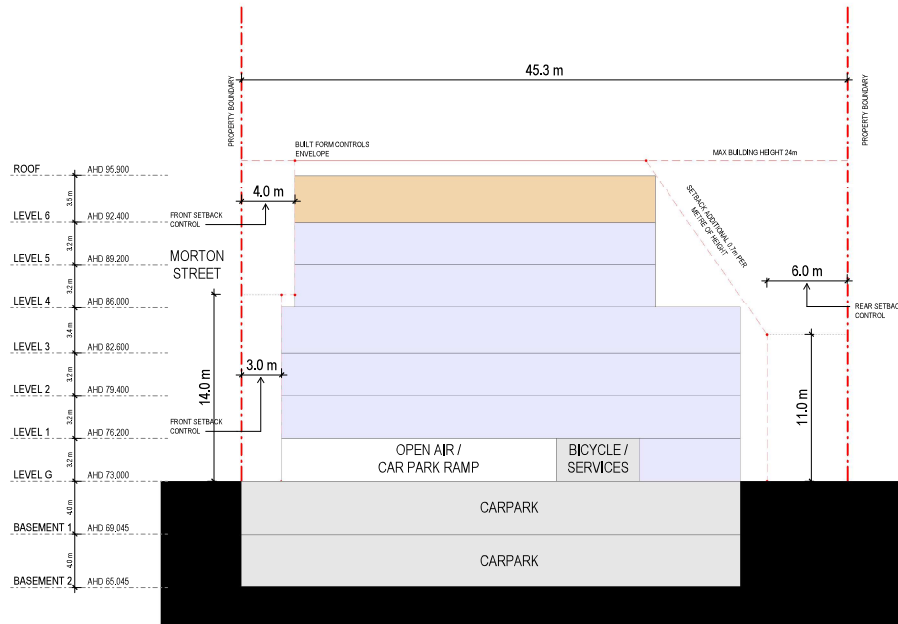
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Drawing Title
LEVEL 4-6 PLAN

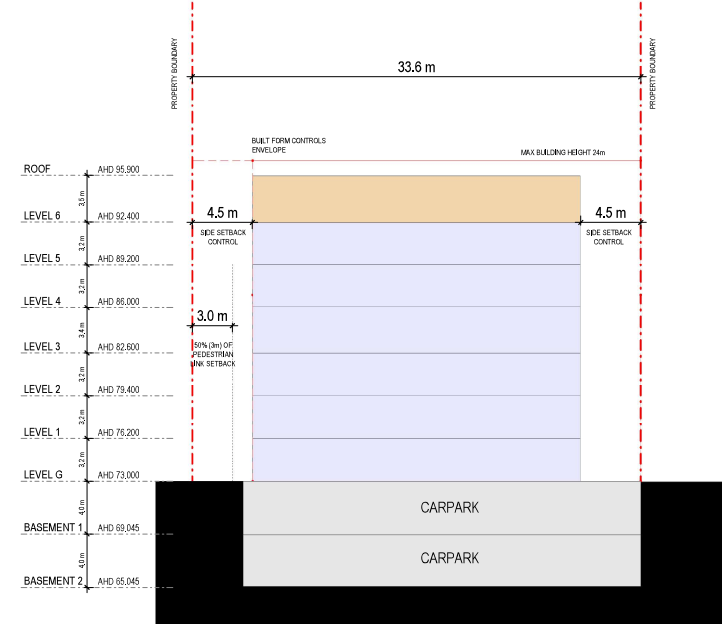
Status

Project No
2751.02
Drawing No
SK-04

Revision



Section 1



Section 2

Project Title
S.R.L.
SCHEME 17 - MONASH - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Pitt Street, Sydney NSW 2000 T +61 2 9939 3844
Level 1, 11-17 Bankers Quay, Sydney NSW 2000 T +61 2 9660 9329
Level 1, 200 Queen Street, Brisbane QLD 4000 T +61 7 3221 9921
Level 1, 2211 London Street, Canberra ACT 2601 T +61 2 9869 9329
ABN: 84003934361 Incorporated in Australia ACT: David Trotter 2732,
10000 Chas Trotter 8239, 3535 Chas Trotter 4041, 1000 Hayball 5555,
TAS: Hayball 7337, VIC: Hayball 50070

Drawn By
Checked By
Date Printed
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Rev Date Description

Drawing Title
SECTION

Status

Project No
2751.02
Drawing No
SK-05
Revision

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



Scheme 18 - Clayton

Compliant Scheme

Key Movement Corridors and Urban Neighbourhoods (Area E)

Site Area: 1002m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 26

Proposed Option Summary:

- Height: 23.5m (7 Storeys)
- Building Density (FAR): 3.5:1
- Total Building Area (GBA): 3468
- Deep Soil 17%
- Car Spaces provided: 37

Area Summary:

- Retail (NLA): n/a
- Office (NLA): n/a
- Residential (NSA)*: 2351m²

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

- Built Form Envelope FAR*: 6.3

*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.

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Project Title

S.R.L.

SCHEME 18 - CLAYTON - COMPLIANT SCHEME



Melbourne

Level 1
280 Pteris Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney

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

Brisbane

Level 1
11-17 Bankers Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra

Level 1
22-24 Union Street
Canberra ACT 2601
T +61 2 9860 9329

Drawn By

Checked By

Date Printed

Author

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Rev

Date

Description

Drawing Title

SITE PLAN

Status

Project No

2751.2

Drawing No

SK-00

Revision





Project Title

S.R.L.
SCHEME 18 - CLAYTON - COMPLIANT SCHEME



Melbourne

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

Sydney

Ground Floor
11-17 Bankers Quay
Sydney NSW 2010
T +61 2 9660 9329

Brisbane

Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra

Level 1
2211 London Circuit
Canberra ACT 2601
T +61 2 9969 9329

Drawn By

Checked By

Date Printed

Scale

Author

Checked

Date Printed

Scale

Rev

Date

Description

Drawing Title

GROUND PLAN

Status

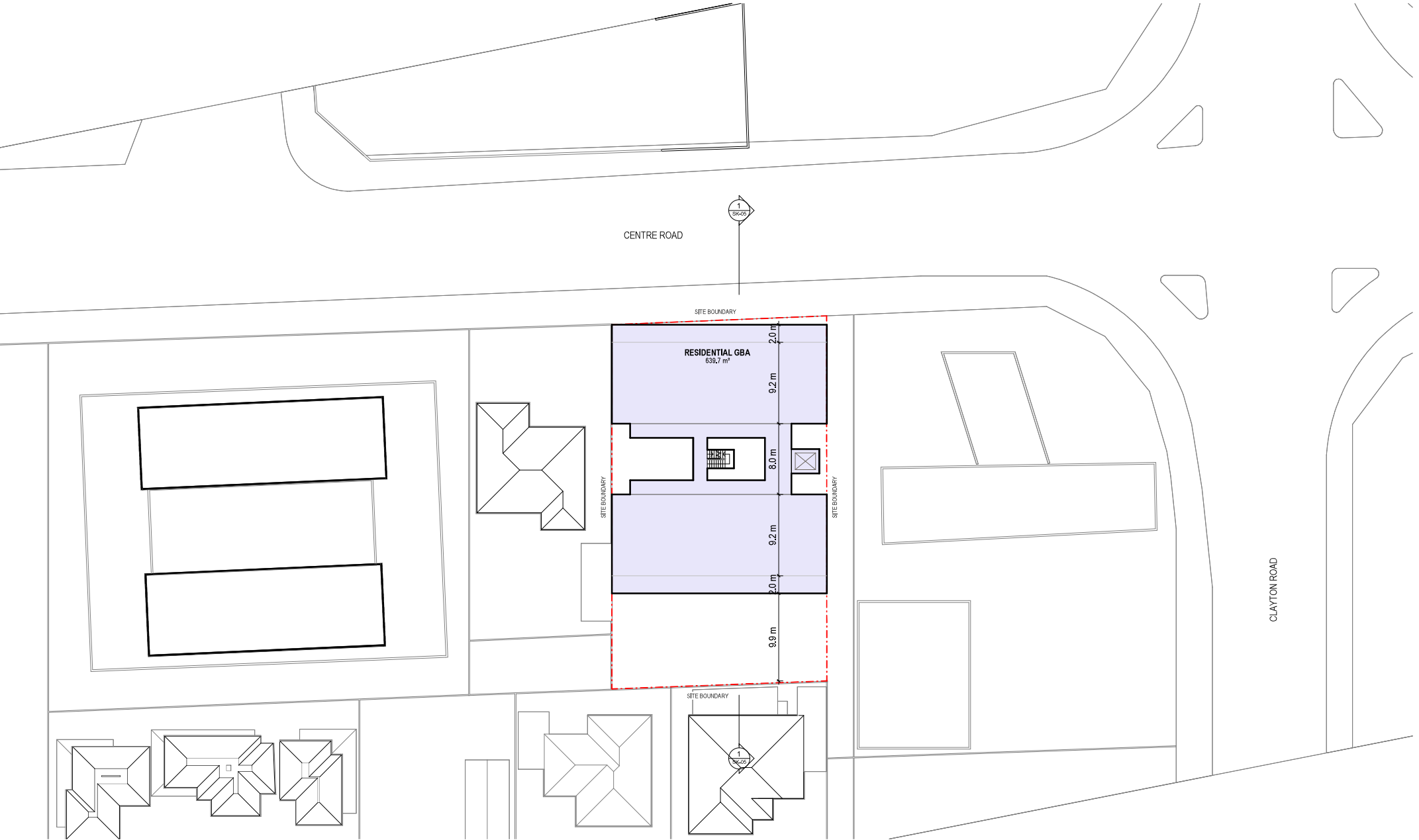
Project No

2751.2

Drawing No

SK-02

Revision



Project Title						Drawing Title		Status		Project No		Revision	
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SCHEME 18 - CLAYTON - COMPLIANT SCHEME						Drawing No				SK-03			

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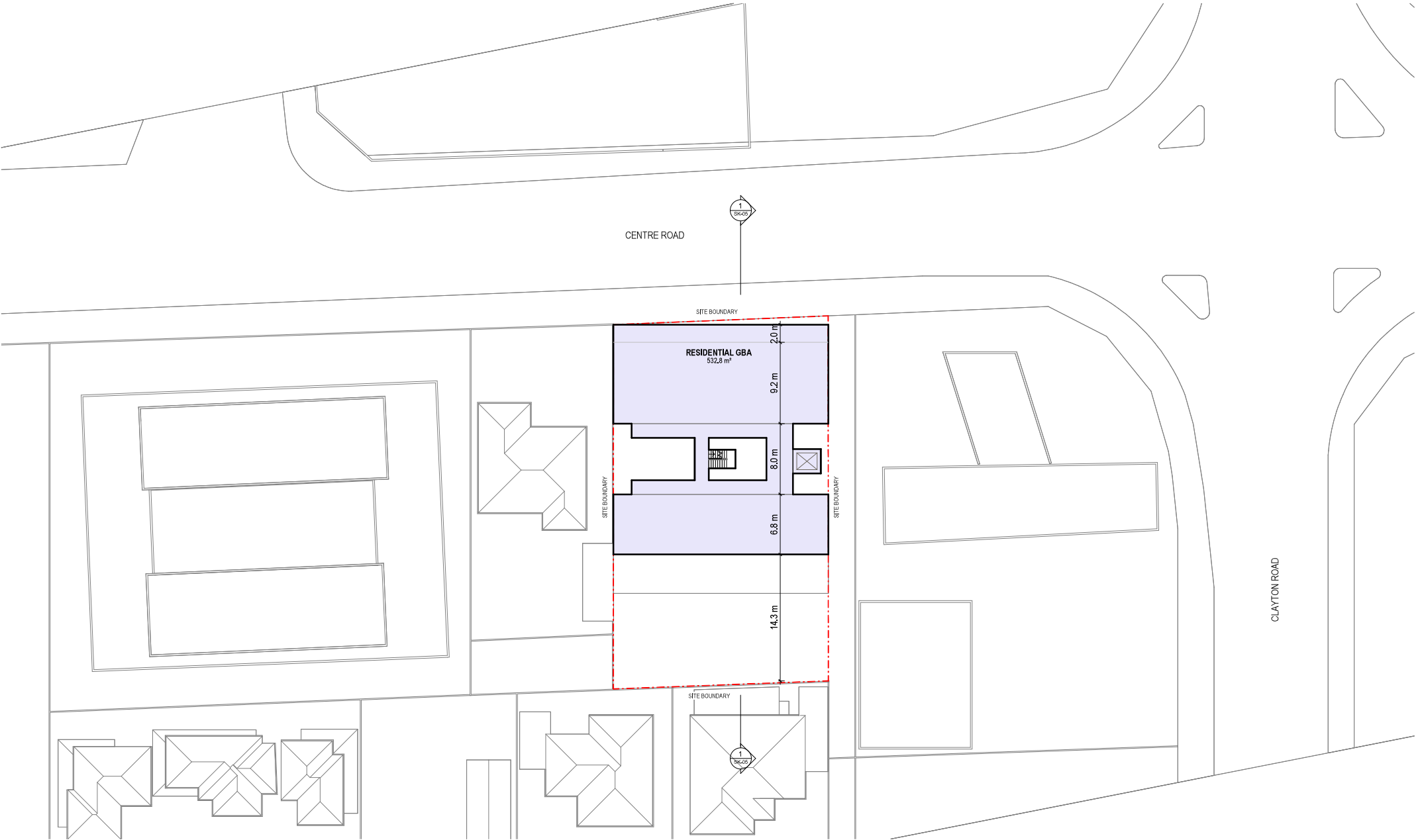
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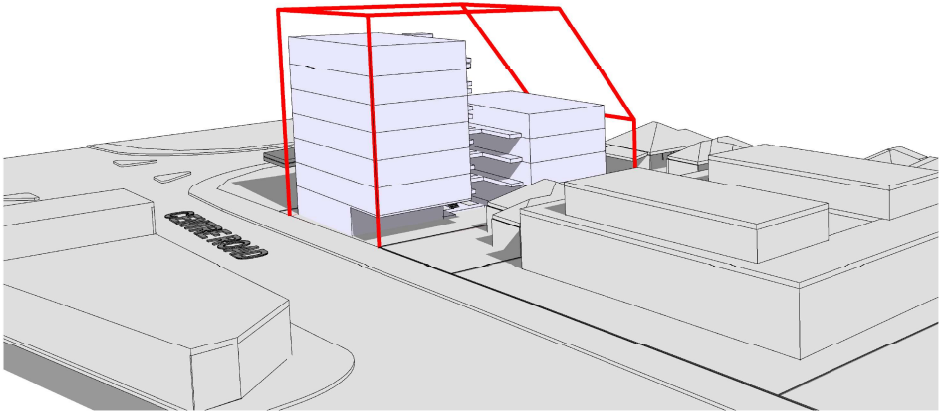




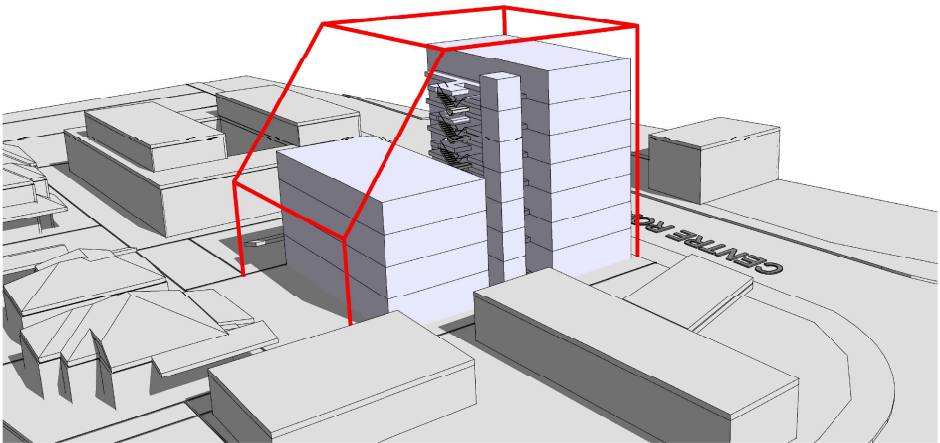
Legend

Compliant Residential Envelope

Built Form Controls Envelope



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 18 - Clayton

Uplift Scheme

Key Movement Corridors and Urban Neighbourhoods (Area E)

Site Area: 1002m²

Requirements:

- Preferred Max Height: 27m
- Max Density (FAR): 3.5:1
- Deep Soil: 15%
- Min Car spaces: 36

Proposed Option Summary:

- Height: 26.7m (8 Storeys)
- Building Density (FAR): 4.8:1
- Total Building Area (GBA): 4838
- Deep Soil 17%
- Car Spaces provided: 37

Area Summary:

- Retail (NLA): n/a
- Office (NLA): n/a
- Residential (NSA)*: 3310m²

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

- Built Form Envelope FAR*: 6.3

*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.

The information presented herein is preliminary.

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Project Title

S.R.L.

SCHEME 18 - CLAYTON - UPLIFT SCHEME



Melbourne

Level 1

280 Pinner Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney

Ground Floor

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

Brisbane

Level 1

200 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921

Canberra

Level 1

221 Little Collins Street
Canberra ACT 2601
T +61 2 9860 9329

Drawn By

Checked By

Date Printed

Author

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Date

Description

Drawing Title

SITE PLAN

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Project No

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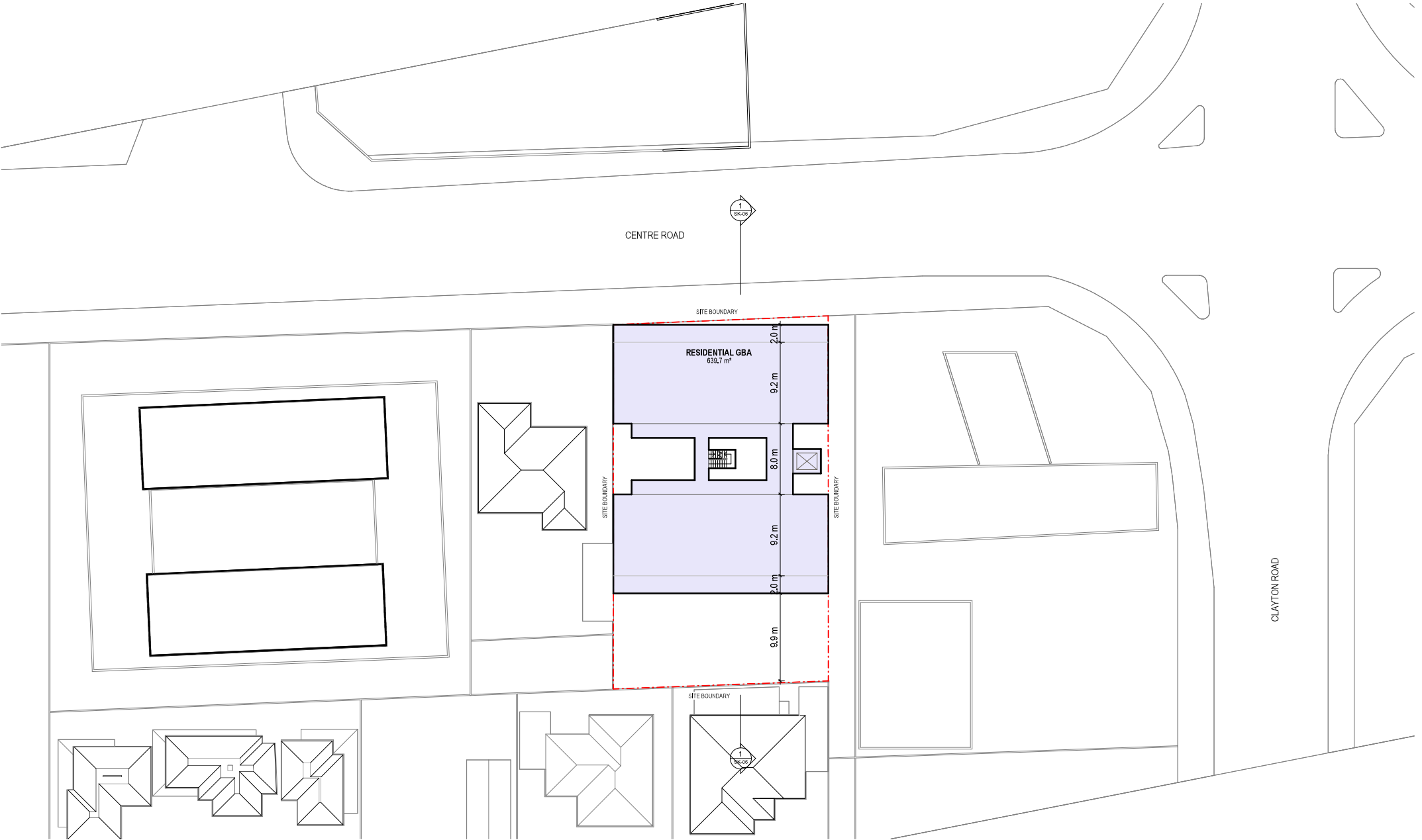
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Revision







Project Title
S.R.L.
SCHEME 18 - CLAYTON - UPLIFT SCHEME



Melbourne **Sydney** **Brisbane** **Canberra**
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
Level 1, 200 Queen Street, Brisbane QLD 4000
T +61 7 3221 9921
Level 1, 2211 London Circuit, Canberra ACT 2601
T +61 2 9969 9329
ABN: 84003943651 Incorporated in Australia ACT: David Tarrant 27324
NSW: David Tarrant 9329 QLD: Chris Brown 4041 VIC: Hayball 3305
TAS: Hayball 7337 VIC: Hayball 33076

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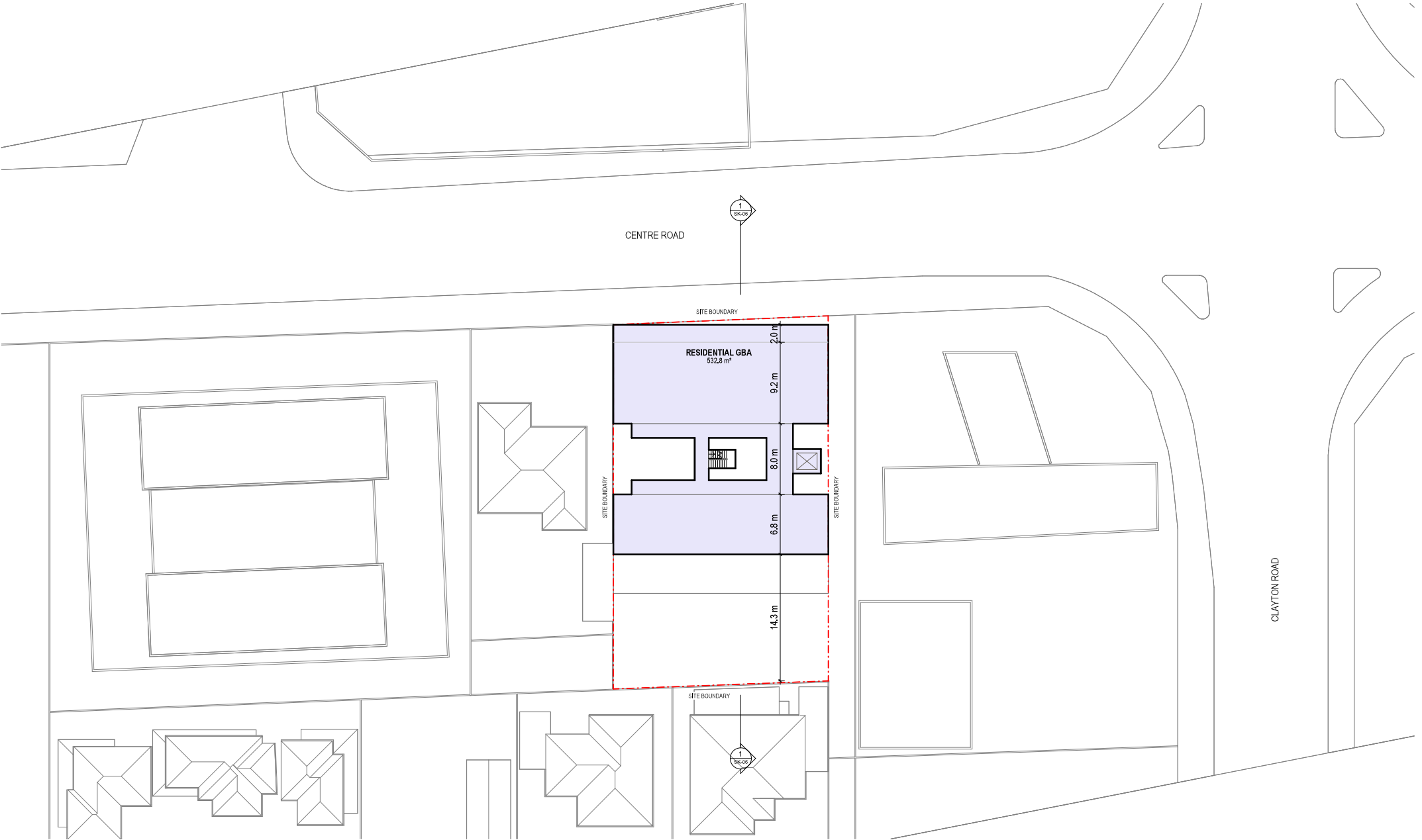


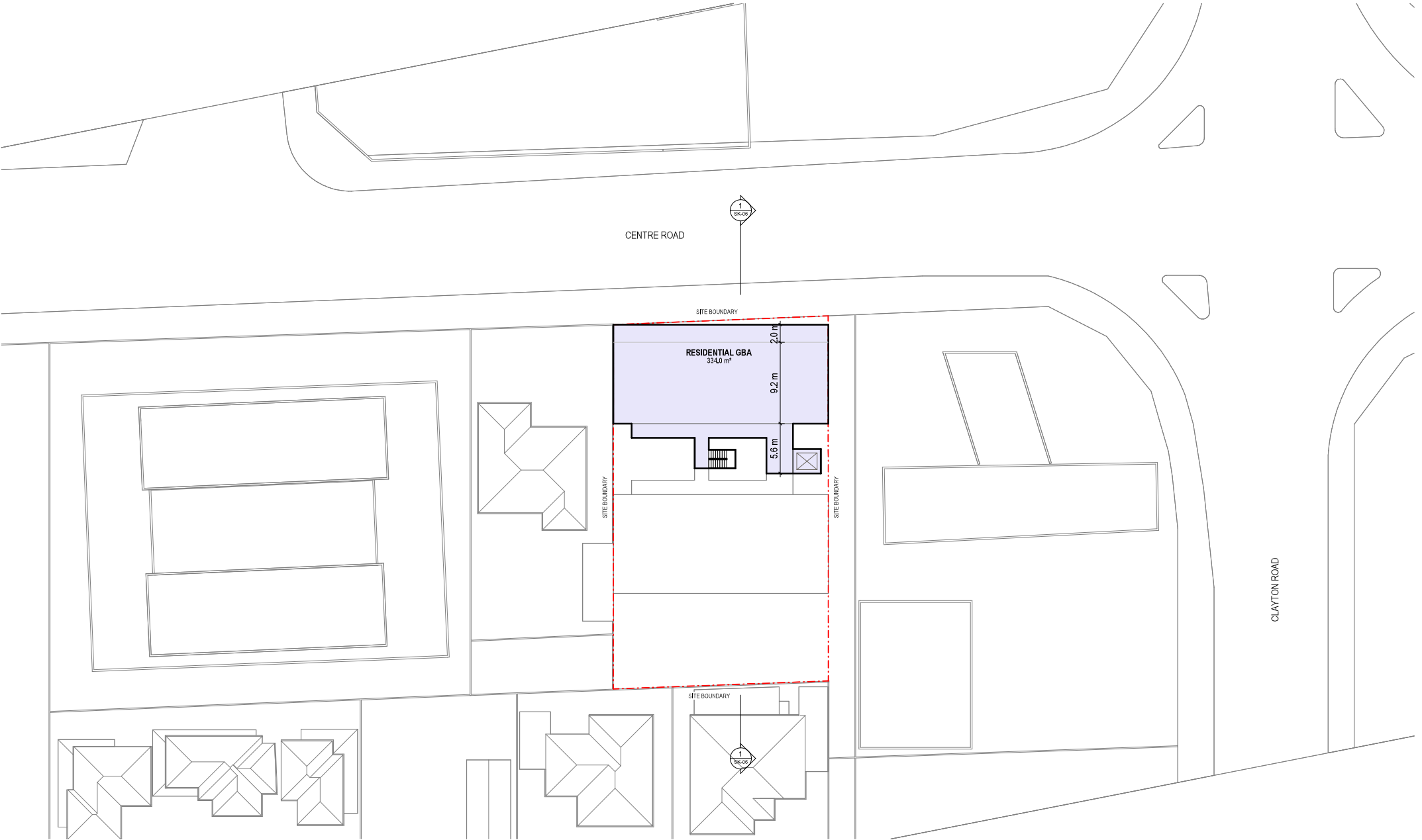
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Drawing No
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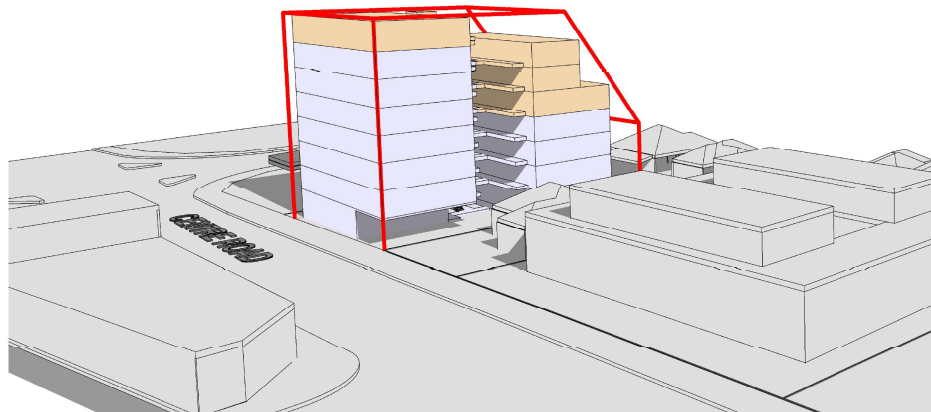
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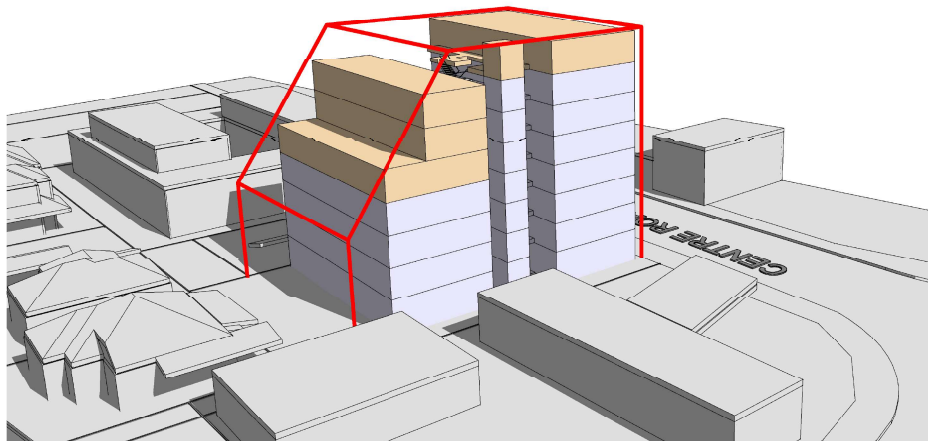




- Compliant Residential Envelope
- Built Form Controls Envelope
- Extent of Optimised Building Uplift



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 19 - Clayton

Compliant Scheme

Main Streets (Area A)
Site Area: 1829m²

Requirements:

- Preferred Max Height: 24m
- Max Density (FAR): 4:1
- Deep Soil: n/a
- Min Car spaces: 36

Proposed Option Summary:

- Height: 20.3m (6 Storeys)
- Building Density (FAR): 4:1
- Total Building Area (GBA): 7354
- Deep Soil: n/a
- Car Spaces provided: 42

Area Summary:

- Retail (NLA): 498
- Office (NLA): n/a
- Residential (NSA)*: 4799m²
- Carpark (GBA): 1692m²

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

- Built Form Envelope FAR*: 6.3

*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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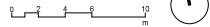


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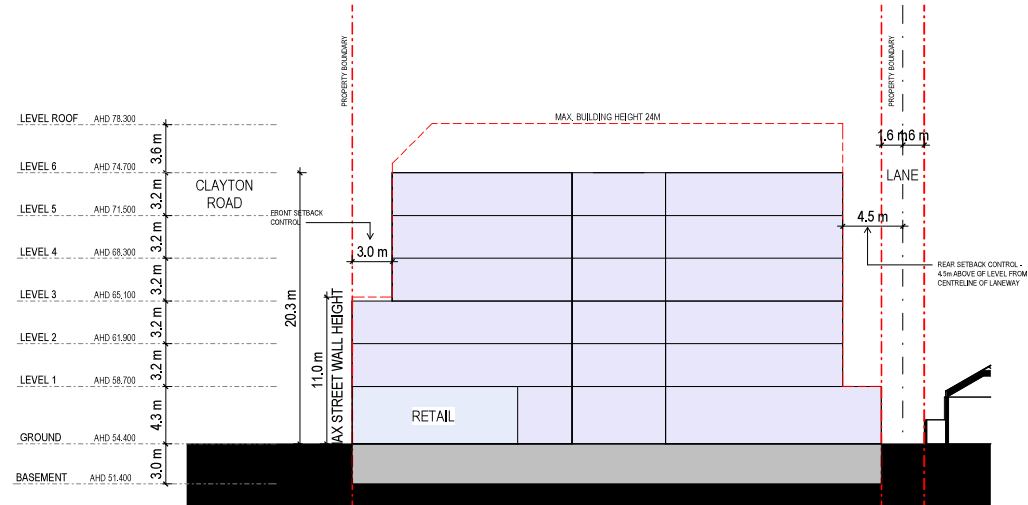
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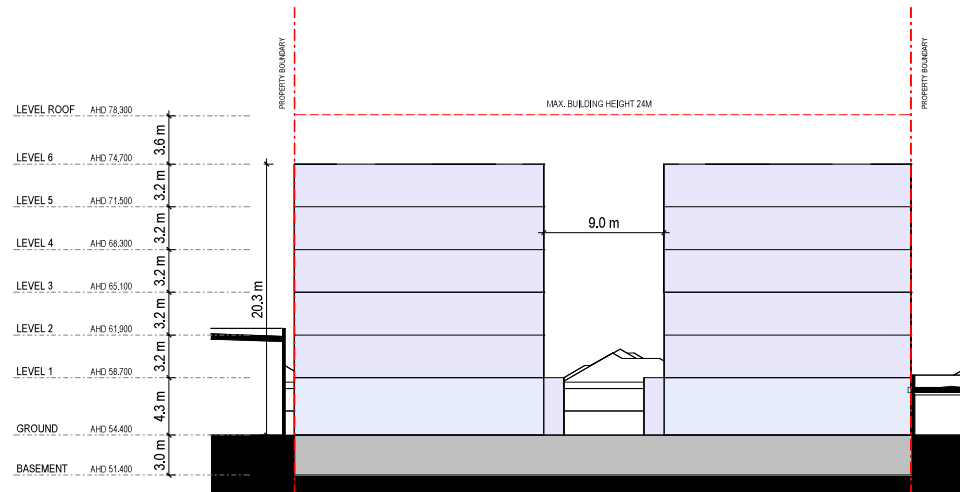








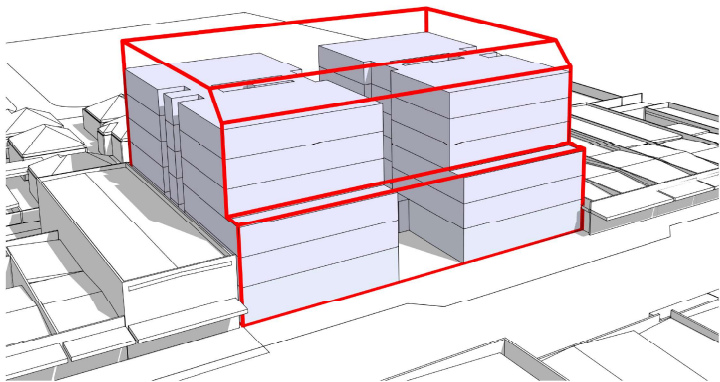
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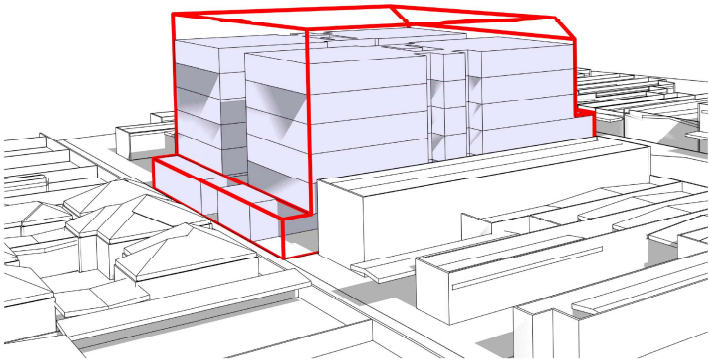
Section 2

Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Scheme 19 - Clayton

Uplift Scheme

Main Streets (Area A)
Site Area: 1829m²

Requirements:

- Preferred Max Height: 24m
- Max Density (FAR): 4:1
- Deep Soil: n/a
- Min Car spaces: 42

Proposed Option Summary:

- Height: 24m (7 Storeys)
- Building Density (FAR): 4.6:1
- Total Building Area (GBA): 8404
- Deep Soil: n/a
- Car Spaces provided: 42

Area Summary:

- Retail (NLA): 498
- Office (NLA): n/a
- Residential (NSA)*: 5534m²
- Carpark (GBA): 1692m²

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

- Built Form Envelope FAR*: 6.3

*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.

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Project Title

S.R.L.

SCHEME 19 - CLAYTON - UPLIFT SCHEME



Melbourne

Level 1

200 Pteris Lane
Melbourne VIC 3000
T +61 3 9099 3844

Sydney

Ground Floor

11-17 Bankers Street
Sydney NSW 1515
T +61 2 9660 9329

Brisbane

Level 1

200 Queen Street
Brisbane QLD 4000
T +61 7 3231 9821

Canberra

Level 1

2211 London Street
Canberra ACT 2601
T +61 2 9868 9329

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SITE PLAN

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Project No

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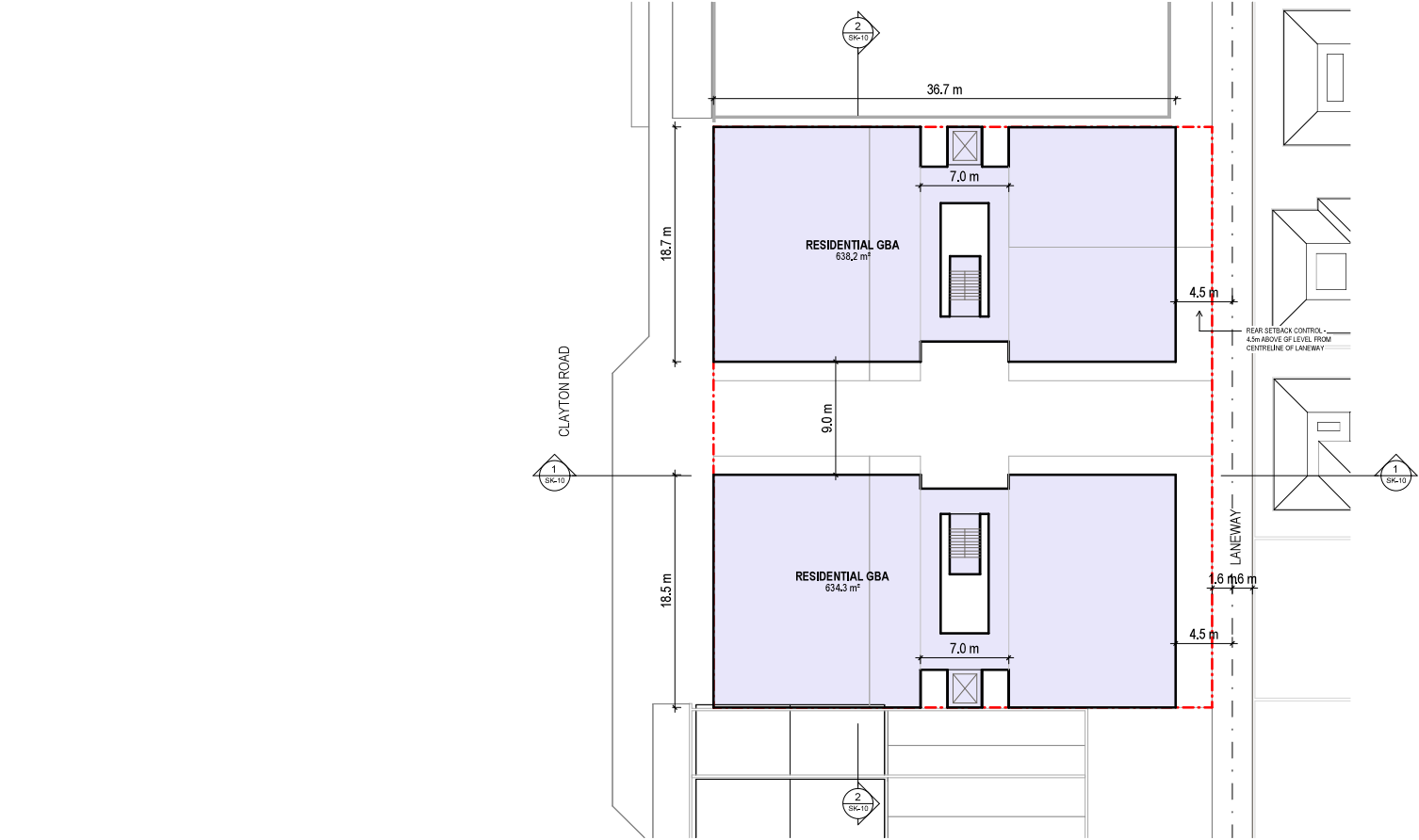
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Revision







Project Title
S.R.L.
SCHEME 19 - CLAYTON - 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 9099 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9660 9329
ABN: 84003943611 Incorporated in Australia ACT: David Trotter 27324,
HIGH CLASS TROTTER 8229, 8230, 8231, 8232, 8233, 8234, 8235, 8236, 8237, 8238,
TAS: Hayball 7337, VIC: Hayball 20076

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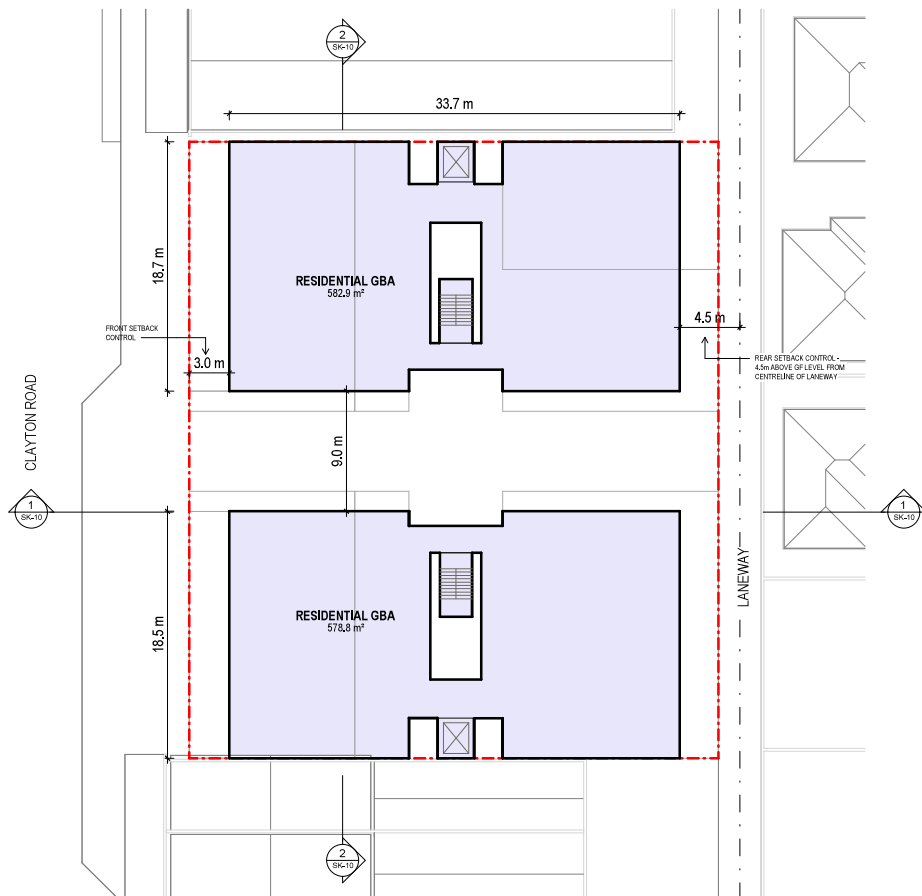
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LEVEL 1-2 PLAN

Status

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Drawing No
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Revision



Project Title
S.R.L.
SCHEME 19 - CLAYTON - UPLIFT SCHEME



Melbourne Level 1, 250 Windsor Lane, Melbourne VIC 3000
T +61 3 9599 3844
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T +61 2 9660 9329
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T +61 2 9969 9329
ABN: 84003943651 Incorporated in Australia ACT: David Trotter 27324,
HIGH CLASS TROTTER 8239, ASIO: 2300 Brown 4041, 5th, Hayball 20076
TAS: Hayball 7337, VIC: Hayball 20076

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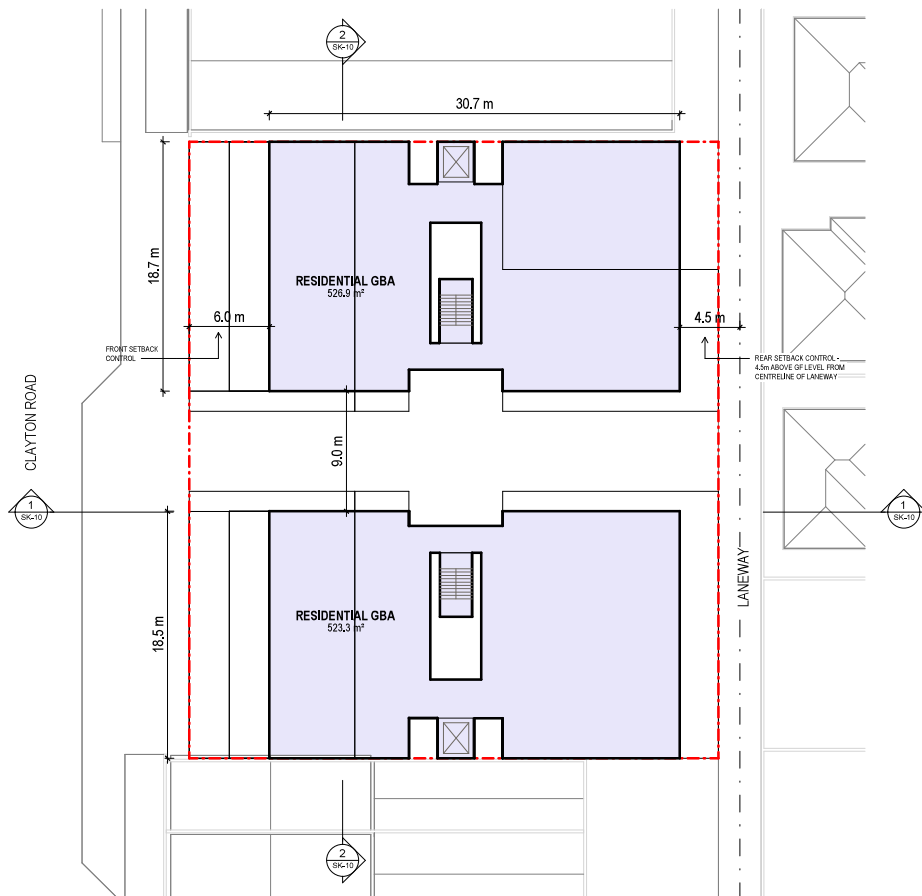
Rev Date Description

Drawing Title
LEVEL 3-5 PLAN

Status

Project No
2751.02
Drawing No
SK-05

Revision



Project Title
S.R.L.
SCHEME 19 - CLAYTON - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
11-17 Bankers Lane 11-17 Bankers Lane 11-17 Bankers Lane 11-17 Bankers Lane
Melbourne VIC 3000 Sydney NSW 2000 Brisbane QLD 4000 Canberra ACT 2600
T 461 3 9939 3844 T 461 2 9600 9329 T 461 7 3211 9921 T 461 2 9969 9329
ABN: 84003943611 Incorporated in Australia ACT: David Trotter 27324
HIGH CLASS TROTTER 8239 4532 1200 River 4041 1000 Hayball 20076
TAS: Hayball 7337 VIC: Hayball 20076

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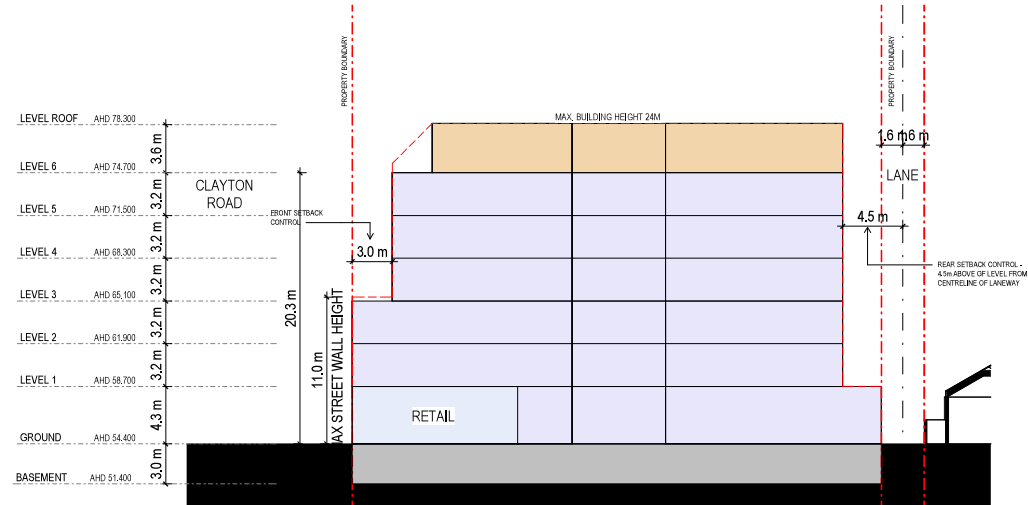
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Drawing Title
LEVEL 6 PLAN

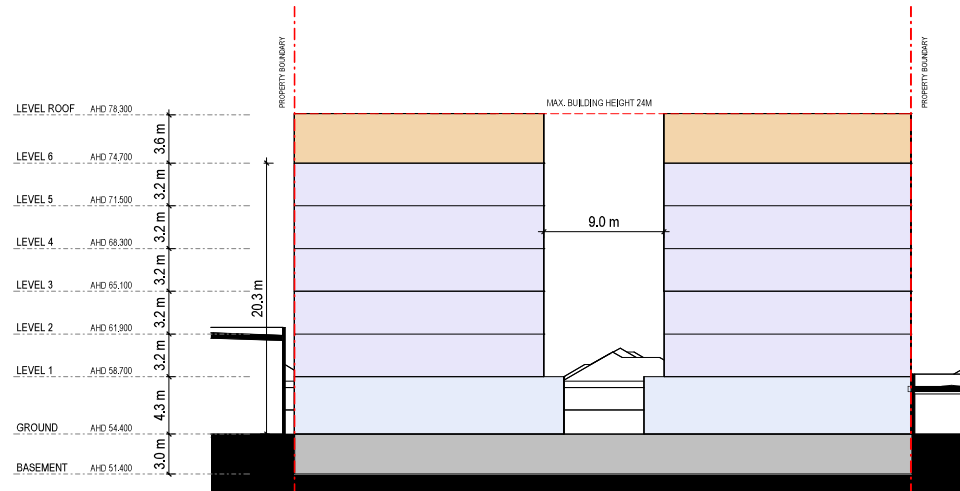
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Project No
2751.02
Drawing No
SK-06

Revision



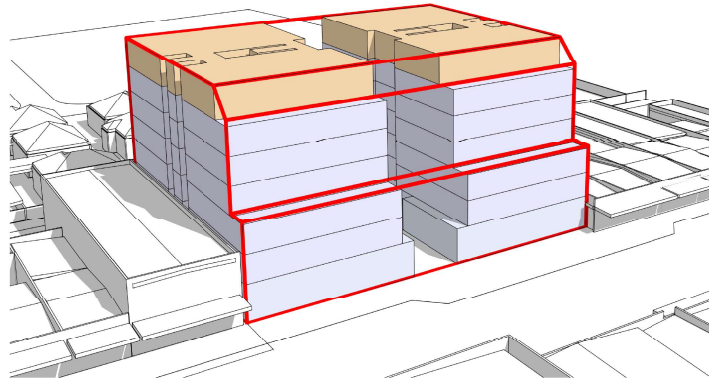
Section 1



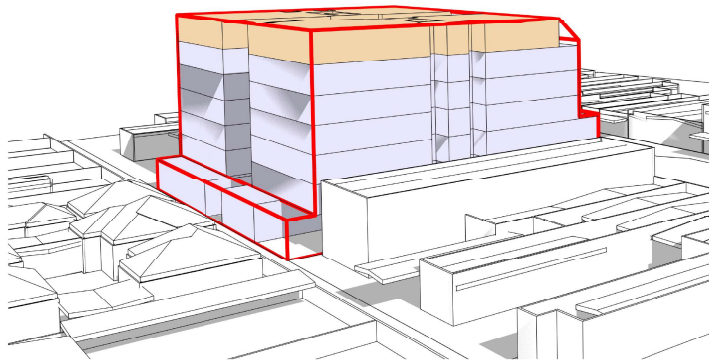
Section 2

Legend

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



AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST

Project Title

S.R.L.
SCHEME 19 - CLAYTON - UPLIFT SCHEME



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Drawn By

Checked By

Date Printed

Scale

Author

Checked

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Rev

Date

Description

Drawing Title

3D VIEWS

Status

Project No

2751.02

Drawing No

SK-11

Revision

Scheme 20 - Clayton

Compliant Scheme

Key Movement Corridors and urban neighbourhoods (Area B)
Site Area: 997m²

Requirements:

- Preferred Max Height: 24m
- Max Density (FAR): 4:1
- Deep Soil: 15%
- Min Car Spaces: 63

Proposed Option Summary:

- Height: 21.1m (6 Storeys)
- Building Density (FAR): 4:1
- Total Building Area (GBA): 3970m²
- Deep Soil Provided: 0 (0%)
- Car Spaces Provided: 67

Area Summary:

- Retail (NLA): 127m²
- Office (NLA): 1461m²
- Residential (NSA)*: 1329m²
- Basement (GBA): 2686m²

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

- Built Form Envelope FAR*: 4.7:1

*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.

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.

