

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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SRL East

Floor Area Ratio and Public Benefit Uplift Architectural Testing – Appendix – Drawing Set

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Compliant Scheme

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Compliant Scheme
Uplift Scheme

Scheme 1 - Box Hill

Compliant Scheme

Central Core and Central Flanks (Area B)
Site Area: 2398m²

Requirements:

- Preferred Max Height: 85m
- Max Density (FAR): 10:1
- Deep Soil: n/a
- Min Car spaces: 172

Proposed Option Summary:

- Height: 57.7m (17 Storeys)
- Building Density (FAR): 10:1
- Total Building Area (GBA): 24,018m²
- Deep Soil: n/a
- Car Spaces provided: 178

Area Summary:

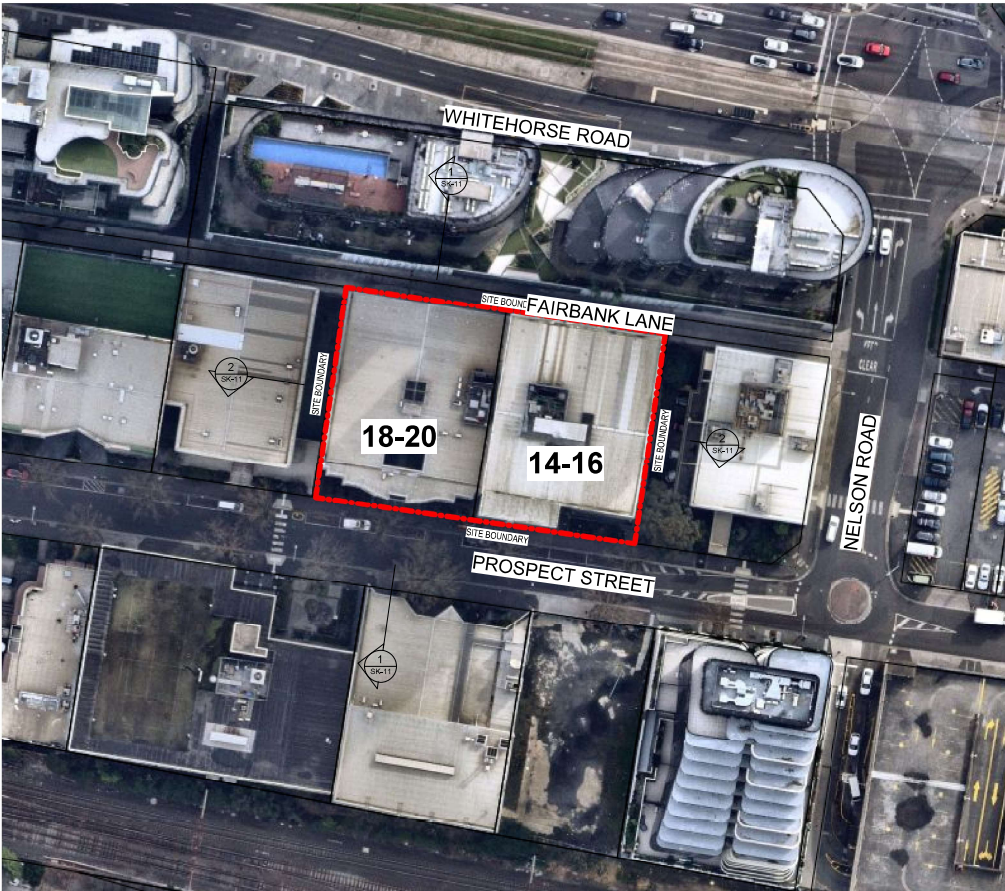
- Retail (NLA): 656m²
- Office (NLA): 5,295m²
- Residential (NSA)*: 12,428m²
- Basement (GBA): 6,720m²

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

- Built Form Envelope FAR*: 13.4

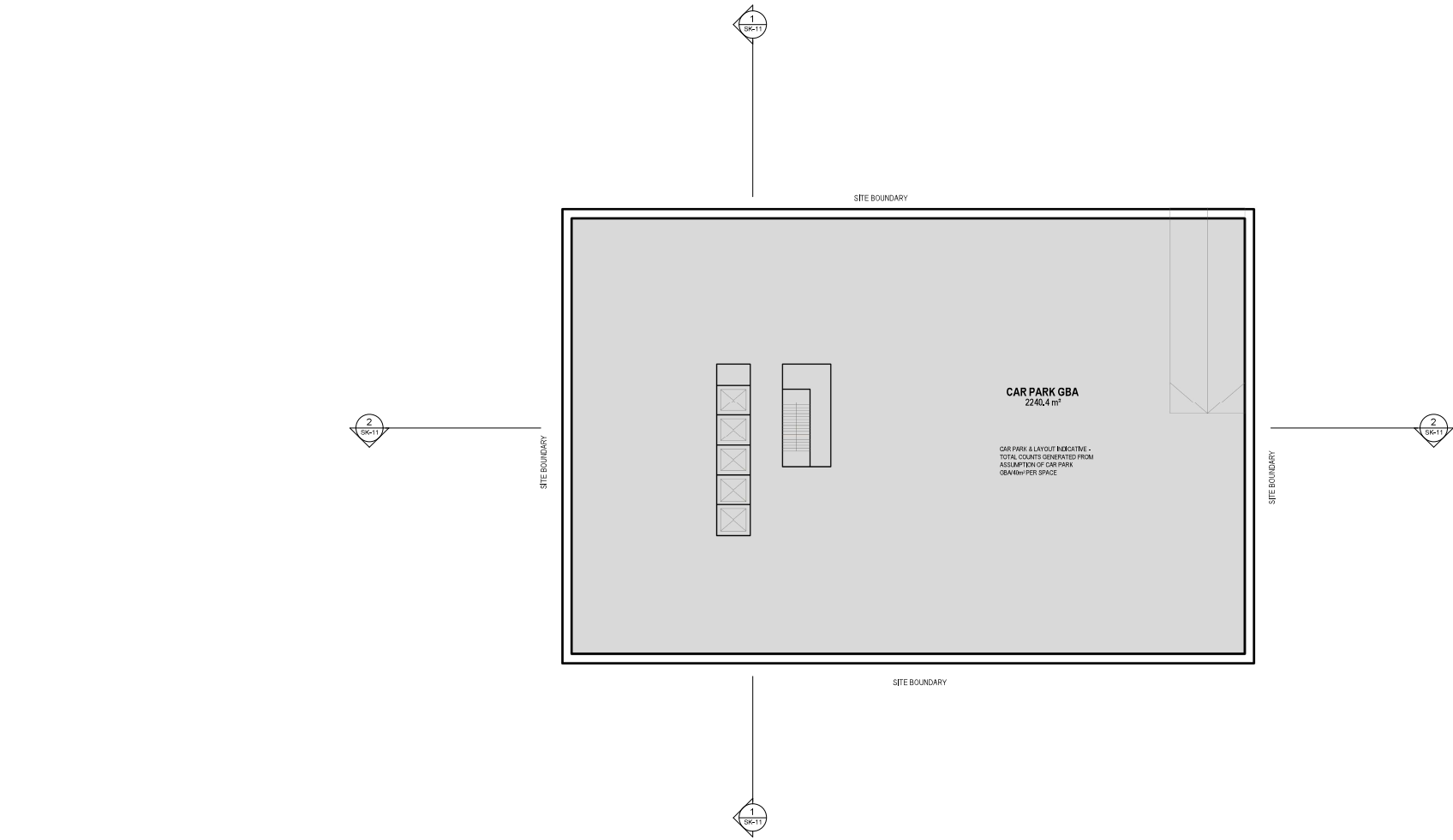
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

*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 1 250 Pteris Lane Melbourne VIC 3000 T +61 3 9039 3844	Ground Floor 11-17 Bankers Quay Street Sydney NSW 1510 T +61 2 9660 9329	Level 1 250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Level 1 2211 London Circuit Canberra ACT 2601 T +61 2 9869 9329	Checked By	Checked				SITE PLAN		2751.02	
SCHEME 1 - BOX HILL - COMPLIANT SCHEME		ABN: 8400391651 Incorporated in Western Australia 10000 Chalmers Street, Suite 250, Chalmers NSW 1510, Australia TAS: Hayball Pty Ltd, VIC: Hayball 200716				Date Printed	24/02/2025 2:50:52 PM						Drawing No	SK-00



Project Title
S.R.L.
SCHEME 1 - BOX HILL - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 Level 1 Level 1 Level 1
250 Windsor Lane 1147 Rensselaers Street 250 Queen Street 2211 London Circuit
Melbourne VIC 3000 Sydney NSW 2015 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: 8400394361 Incorporated in British Columbia, Canada
1000 Oakes Street #209, Suite 200, Vancouver, BC V6L 1A1, Canada
TAS: Hayball Pty Ltd, VIC: Hayball 00076

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Checked By
Date Printed
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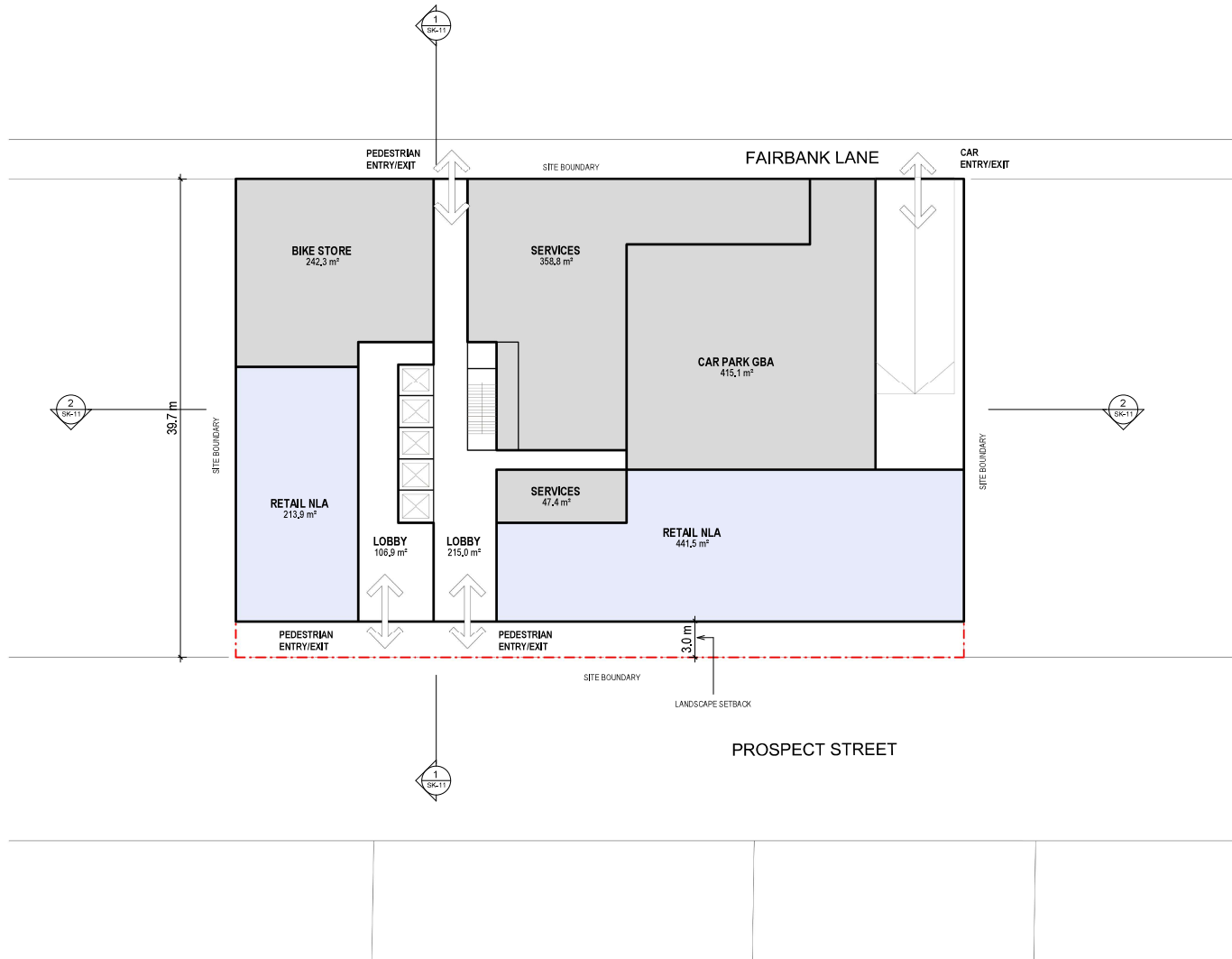
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Author
Checked By
Date Printed
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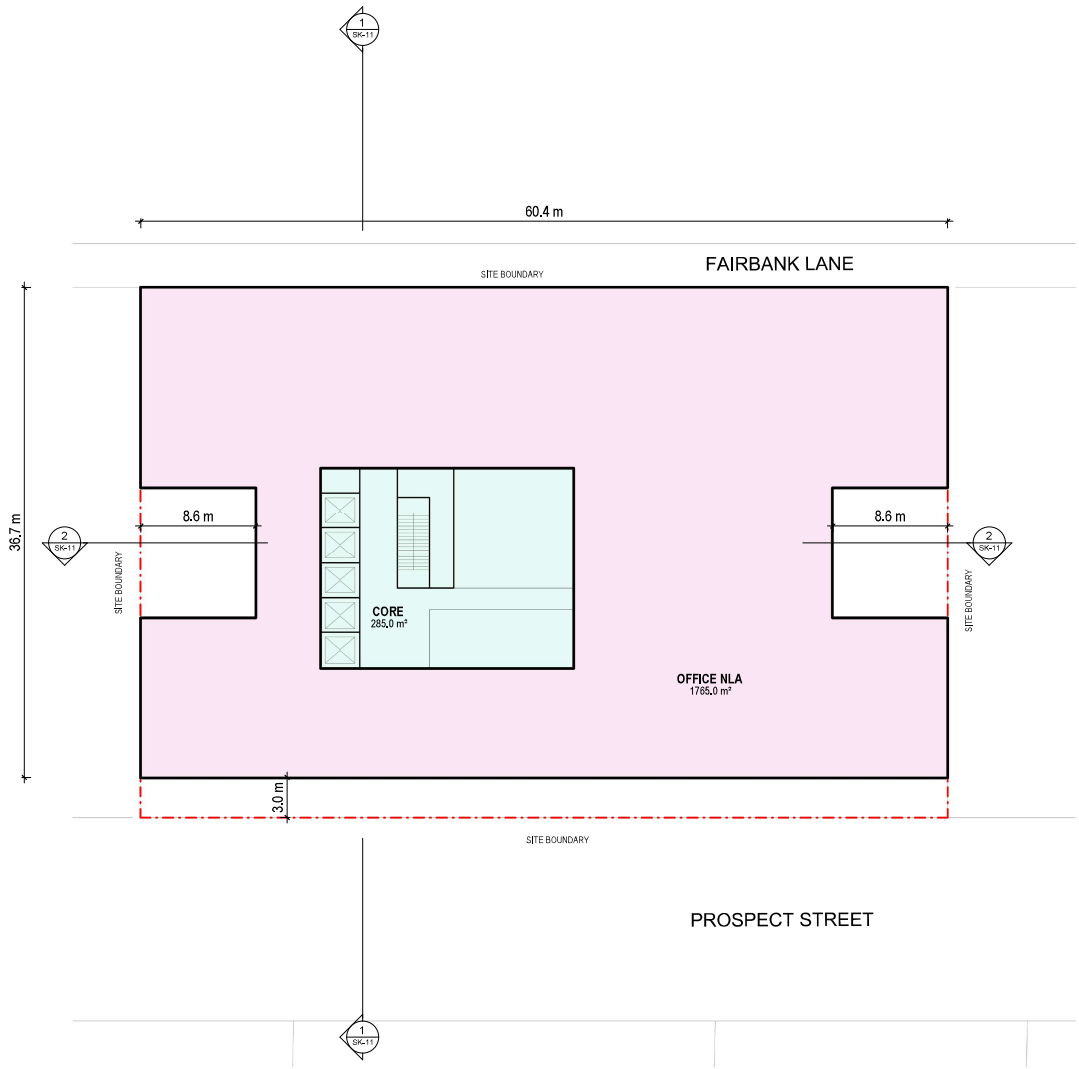
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BASEMENT LEVEL

Status

Project No
2751.02
Drawing No
SK-03

Revision





Project Title
S.R.L.
SCHEME 1 - BOX HILL - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, 11-17 Bankers Quay, Level 1, 250 Queen Street, Level 1, 2211 London Street,
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9599 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9869 8329
ABN: 8400334351 Incorporated in Australia ACT: David Trotter 2732,
HBM David Trotter 8329, QLD: Chris Brown 4041, VIC: Hayball 3335,
TAS: Hayball 7337, VIC: Hayball 33076

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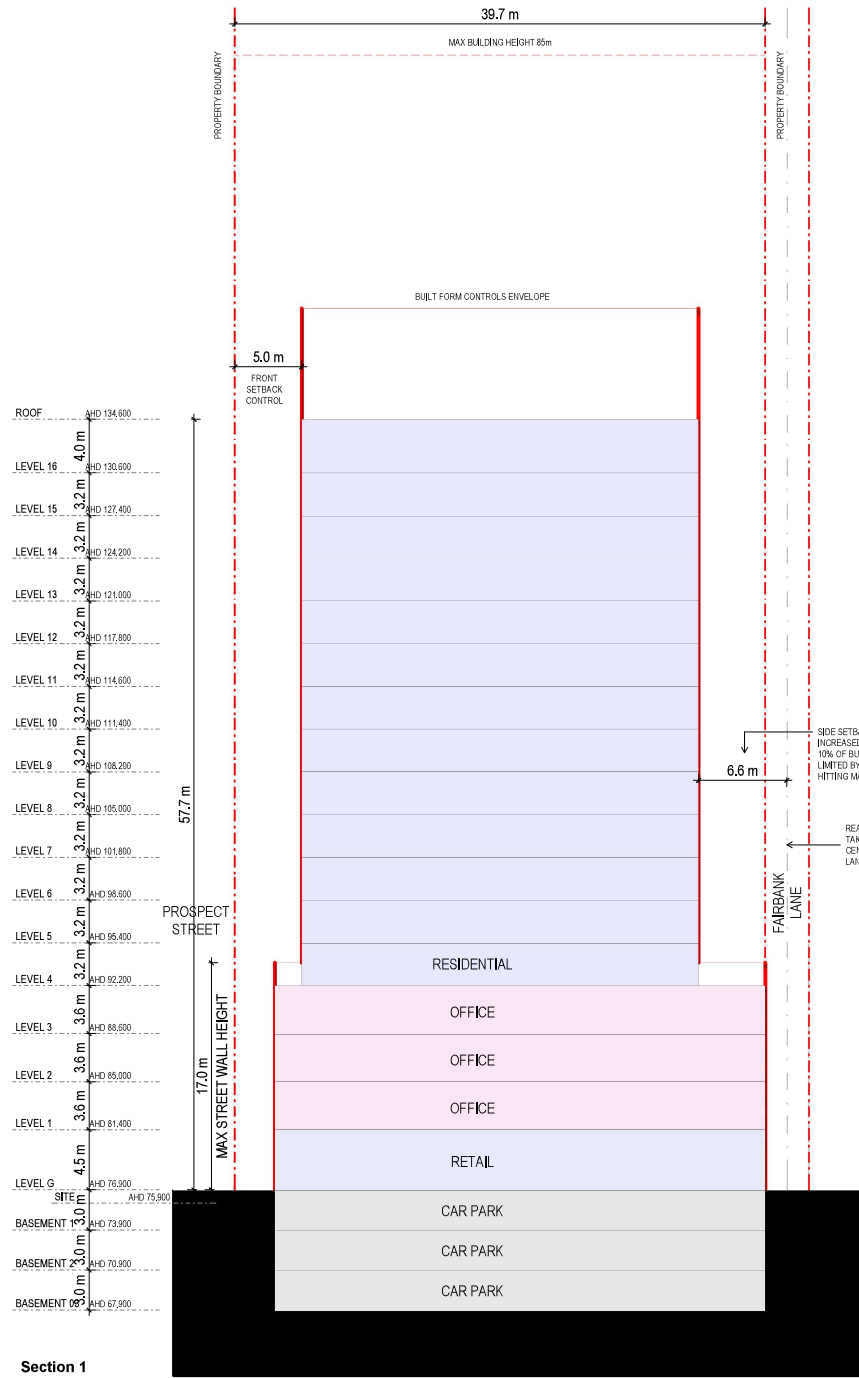
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Drawing Title
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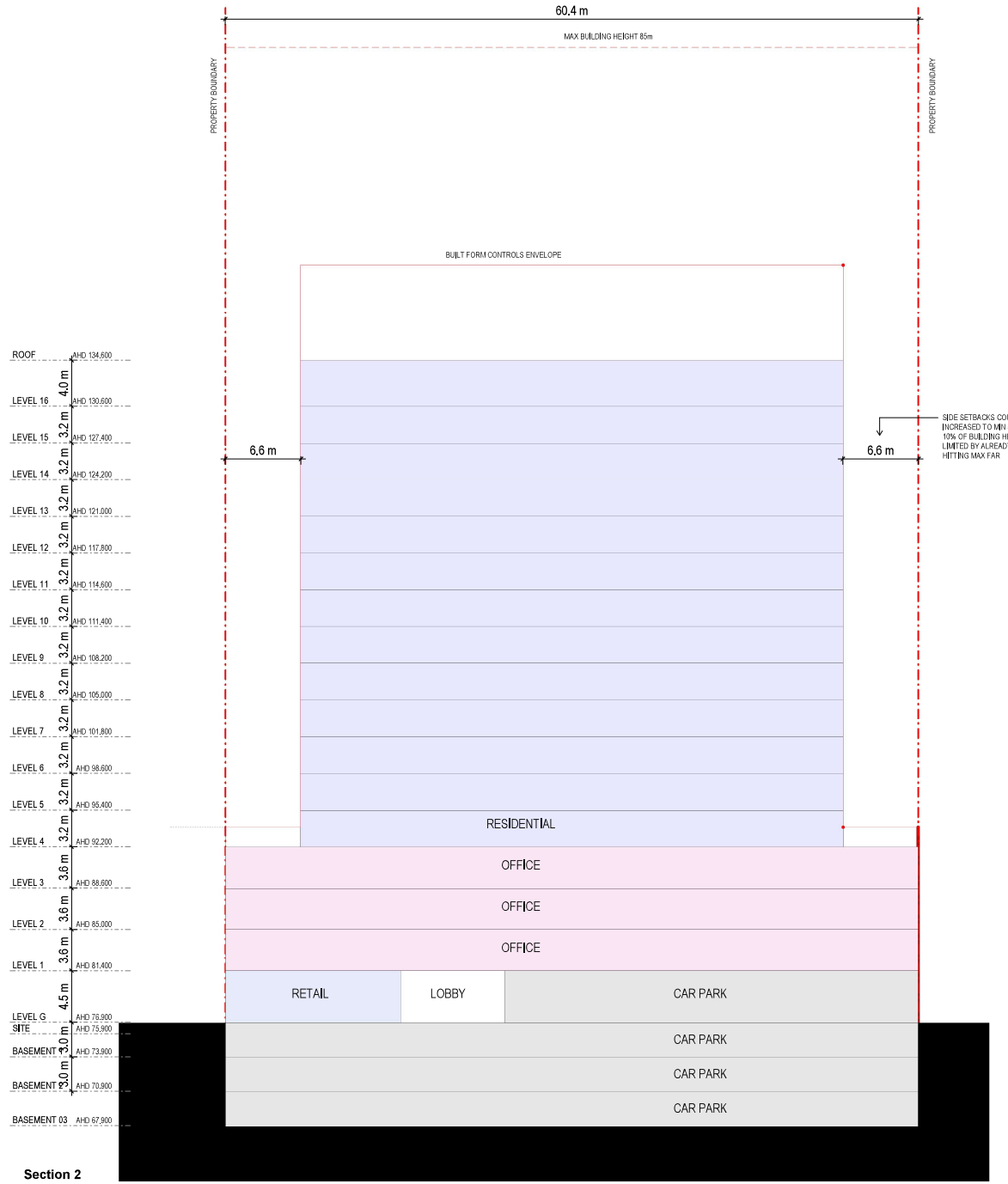
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2751.02
Drawing No
SK-05

Revision



Section 1



Section 2

Project Title

S.R.L.
SCHEME 1 - BOX HILL - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Fintona Lane, Level 1, 11-17 Barragans Street, Level 1, 200 Queen Street, Level 1, 221 Little Collins Street,
Melbourne VIC 3000 Sydney NSW 2010 Brisbane QLD 4000 Canberra ACT 2600
T +61 3 9939 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9660 9329
ABN: 84003916511 Registered Architects ACT: David Trotter (272),
NSW: David Trotter (229), QLD: Chris Brown (461), VIC: Hayball (2026)
TAS: Hayball (7337), VIC: Hayball (2026)

Drawn By
Checked By
Date Printed
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Rev Date Description

Drawing Title
SECTIONS SHEET 1

Status

Project No
Revision

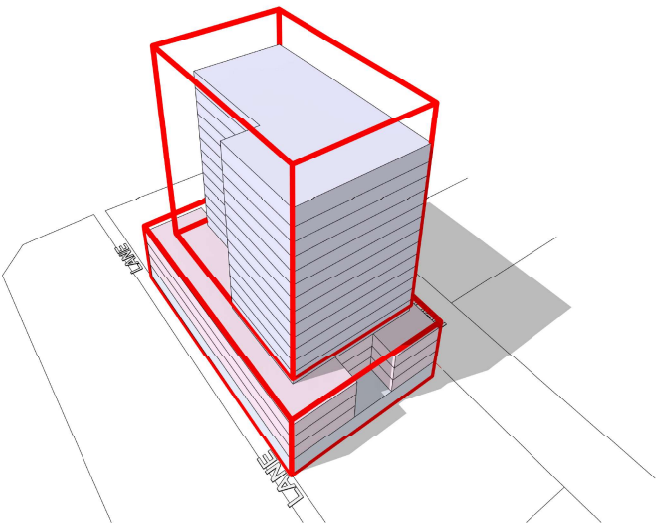
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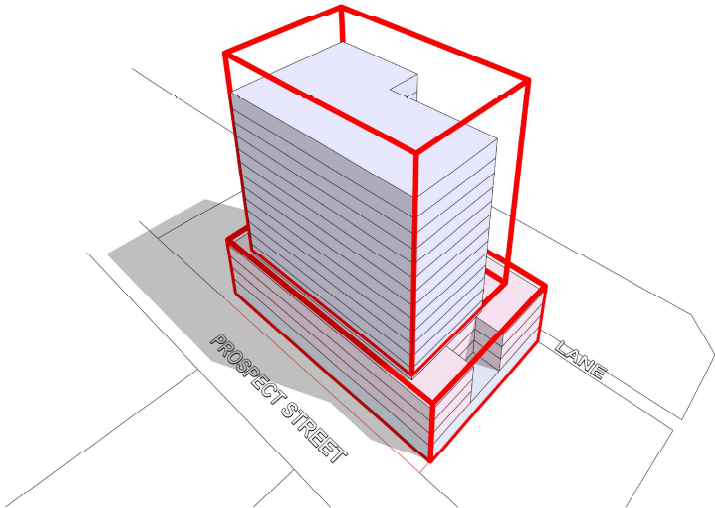
- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Built Form Controls Envelope

*Built Form Envelope is generated from a discretionary max height, resulting in varying side and rear setbacks dependant on the scheme. Alternate height propositions will have different setbacks distances and a proportionally altered Built Form Envelope.

AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST



Project Title		Author				Rev		Description		Drawing Title		Status		Project No		Revision	
S.R.L.		Checked By				Date		Scale		3D VIEWS				2751.02			
SCHEME 1 - BOX HILL - COMPLIANT SCHEME		Date Printed												Drawing No			
		Scale												SK-13			

Scheme 1 - Box Hill

Uplift Scheme

Central Core and Central Flanks (Area B)
Site Area: 2398m²

Requirements:

- Preferred Max Height: 85m
- Max Density (FAR): 10:1
- Deep Soil: n/a
- Min Car spaces: 215

Proposed Option Summary:

- Height: 86.5m (26 Storeys)
- Building Density (FAR): 13:1
- Total Building Area (GBA): 31,237m²
- Deep Soil: n/a
- Car Spaces provided: 234

Area Summary:

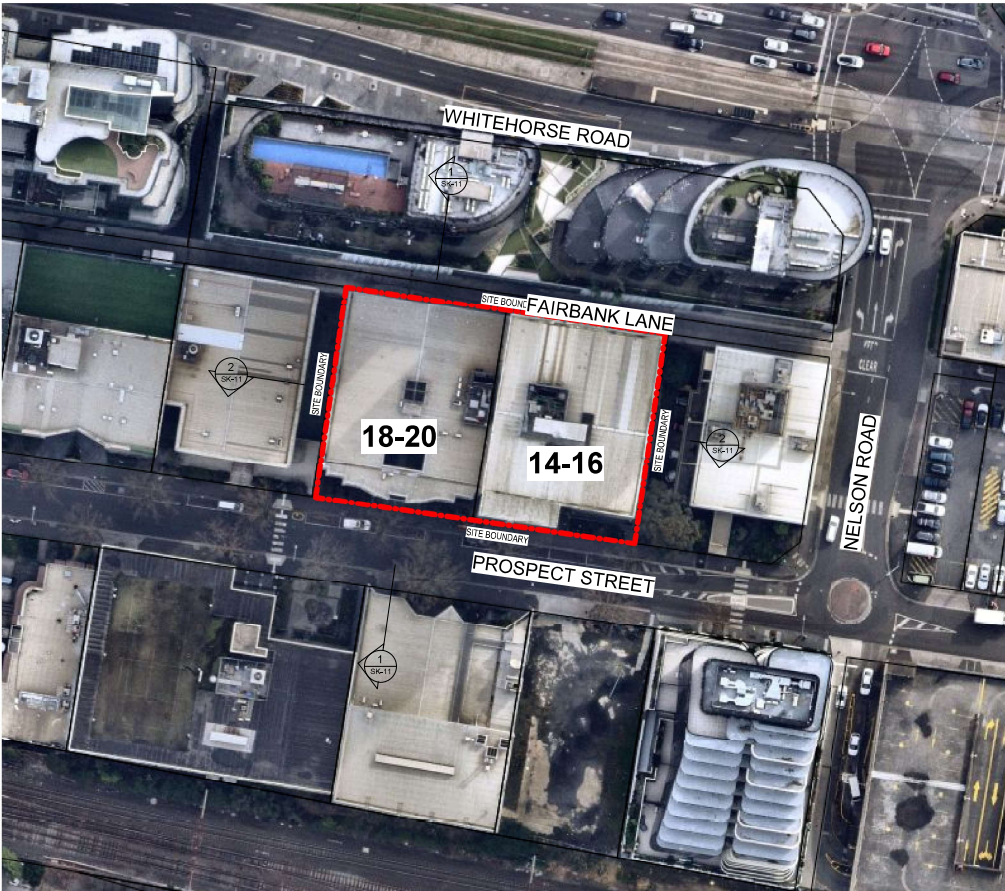
- Retail (NLA): 656m²
- Office (NLA): 5,295m²
- Residential (NSA)*: 18,296m²
- Basement (GBA): 8,962m²

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

- Built Form Envelope FAR*: 14.8

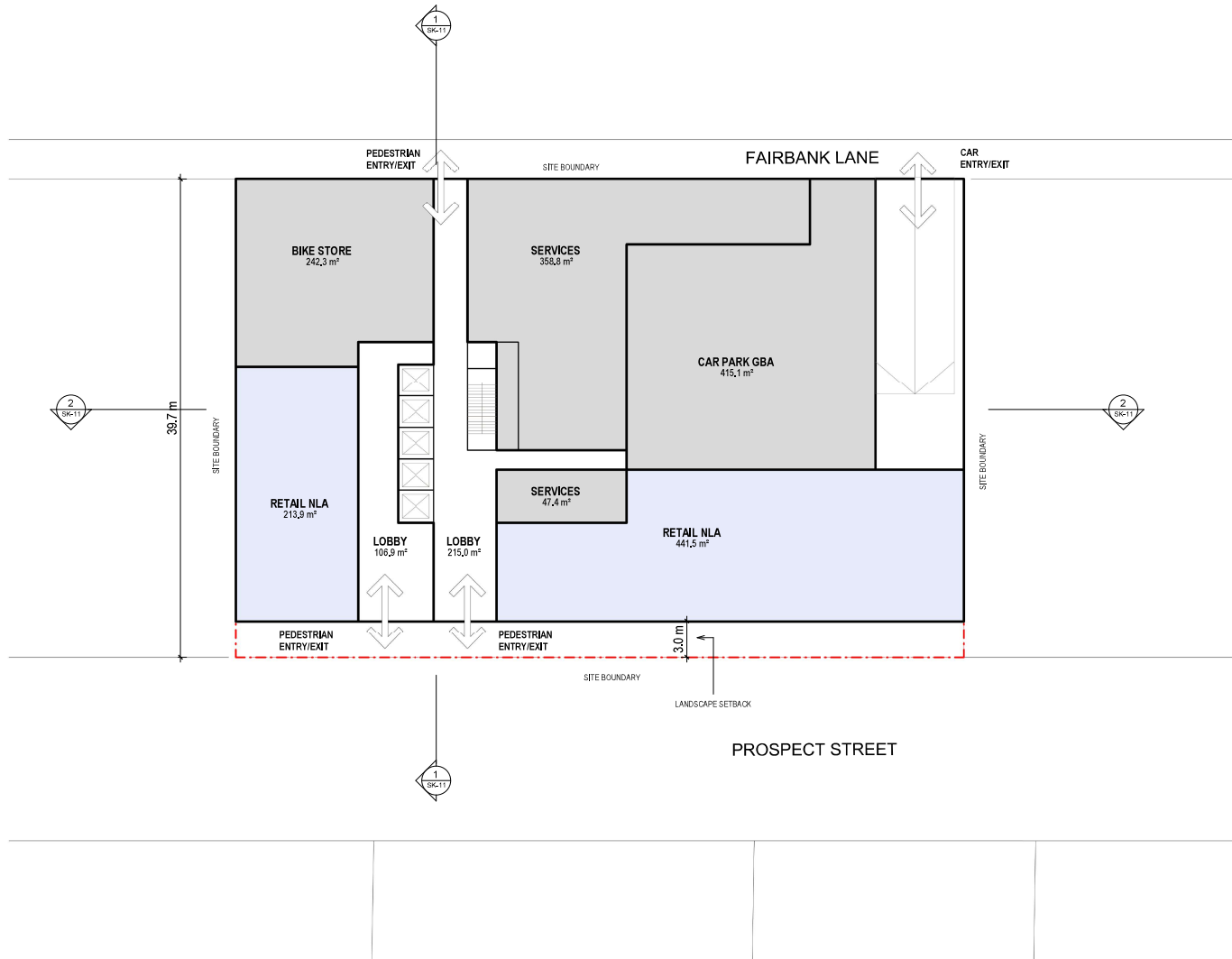
*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

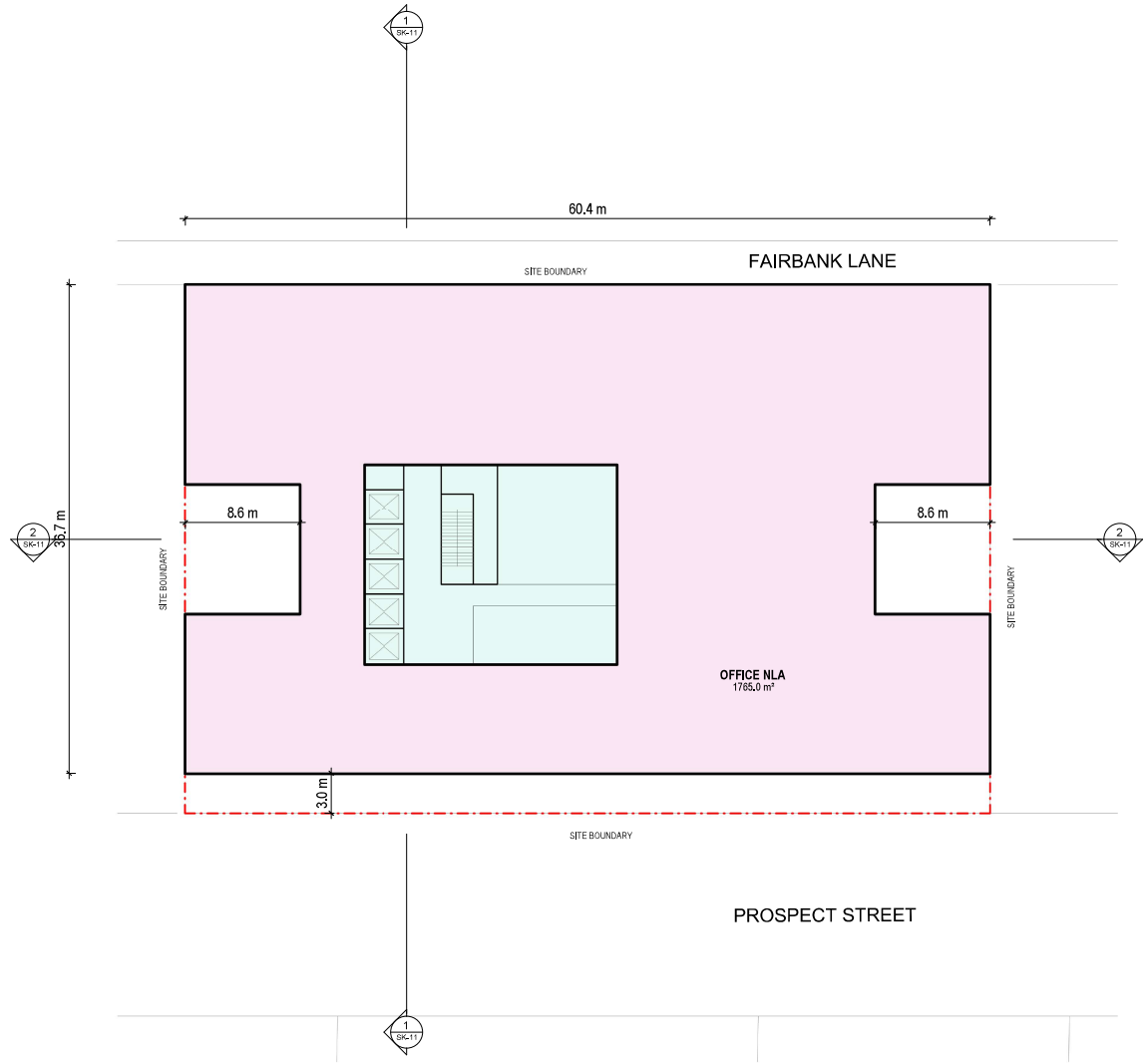
*Built Form Envelope FAR is measured to full floor plate extent of any raked or sloped setbacks – FAR may vary dependant on building use and ability to utilise stepped form.



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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 1 250 Windsor Lane Melbourne VIC 3000 T +61 3 9039 3844	Ground Floor 11-17 Bankers Quay Street Sydney NSW 1510 T +61 2 9660 9329	Level 1 250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	Level 1 2211 London Circuit Canberra ACT 2601 T +61 2 9869 9329	Checked By	Checked				SITE PLAN		2751.02	
SCHEME 1 - BOX HILL - UPLIFT SCHEME		ABN: 8400391651 Incorporated in Western Australia 10000 Chalmers Street, Suite 250, Chalmers NSW 1510, Australia TAS: Hayball Pty Ltd, VIC: Hayball 200716				Date Printed	24/02/2025 3:09:57 PM						Drawing No	SK-00



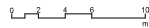


Project Title
S.R.L.
SCHEME 1 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Windsor Lane, 11-17 Bankers Lane, 200 Queen Street, Level 1, 2211 London Street,
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9599 3844 T +61 2 9660 9329 T +61 7 3231 9921 T +61 2 9669 9329
ABN: 8400394361 Incorporated in Western Australia
HBM Group Trustee 8229 QLD: 1000 Street 4041, QLD: Hayball 3305,
TAS: Hayball 7337, VIC: Hayball 3307

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Date Printed
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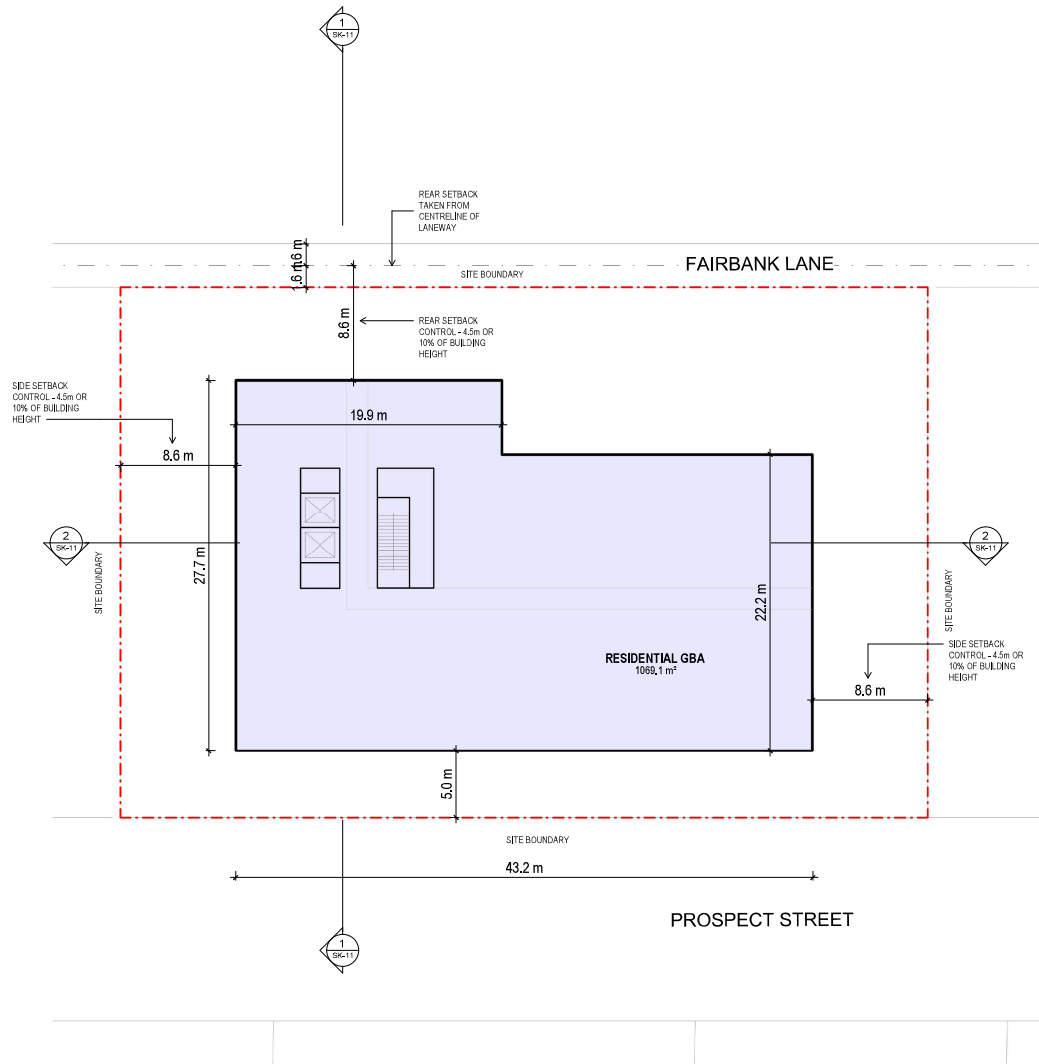
Rev Date Description

Drawing Title
LEVEL 1-3 PLAN

Status

Project No
2751.02
Drawing No
SK-05

Revision



Project Title
S.R.L.
SCHEME 1 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
250 Fyvie Lane 11-17 Bankers Quay 250 Queen Street 2211 London Circuit
Melbourne VIC 3000 Sydney NSW 1515 Brisbane QLD 4000 Canberra ACT 2601
T +61 3 9599 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
HIGH CHANG TROTTER 8239 2432 CHAN BROWN 4041 CHAN HAYBALL 52555
TAS: Hayball 7337 VIC: Hayball 52076

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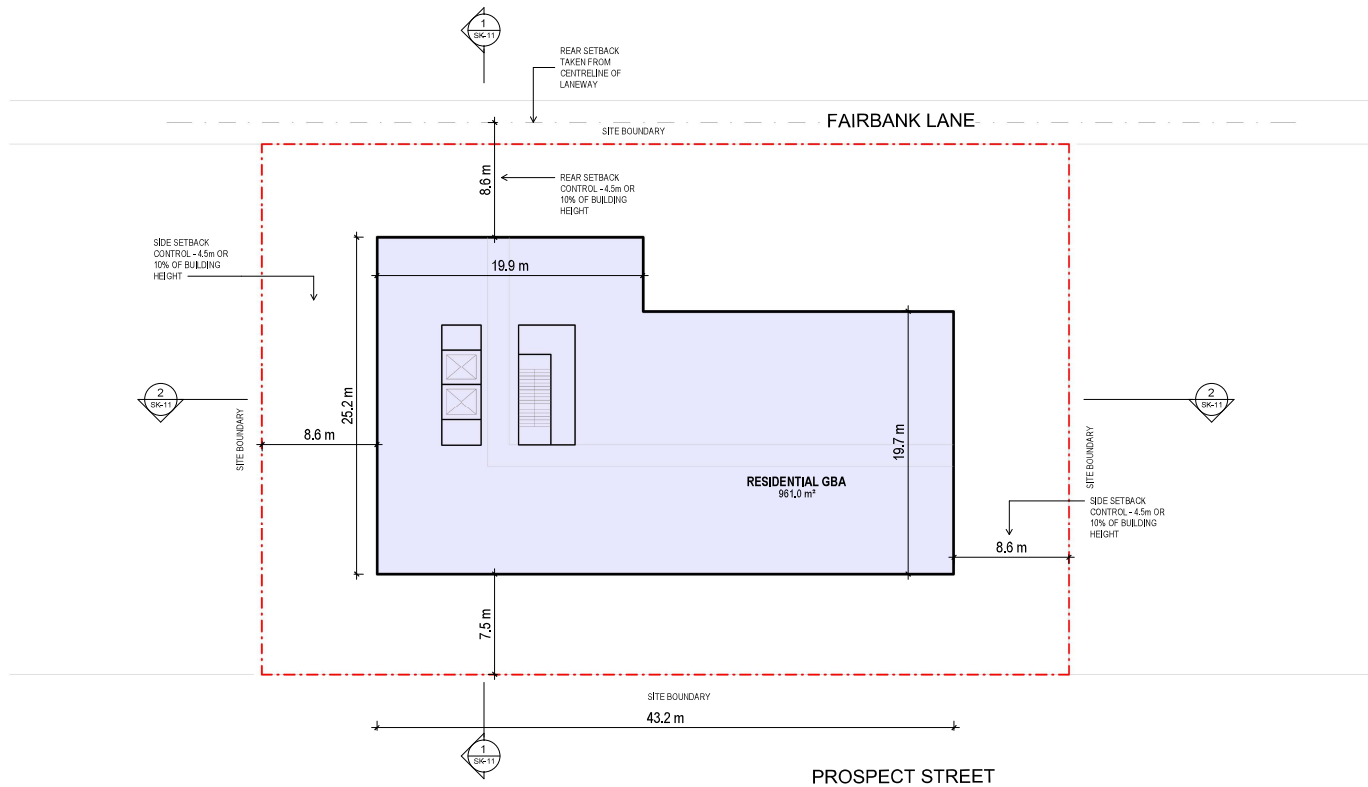
Rev Date Description

Drawing Title
LEVEL 4-19 PLAN

Status

Project No
2751.02
Drawing No
SK-07

Revision



Project Title
S.R.L.
SCHEME 1 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 250 Windsor Lane, Level 1, 11-17 Barragamba Street, Level 1, 250 Queen Street, Level 1, 2211 Linden 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 9869 8329
ABN: 8400394361 Incorporated in Australia ACT: David Trotter 2726,
HIGH CHURCH TROTTER & SONS, 3/30-320 Chisholm Street, Canberra ACT 2601,
TAS: Hayball 7337, VIC: Hayball 20076

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Checked By
Date Printed
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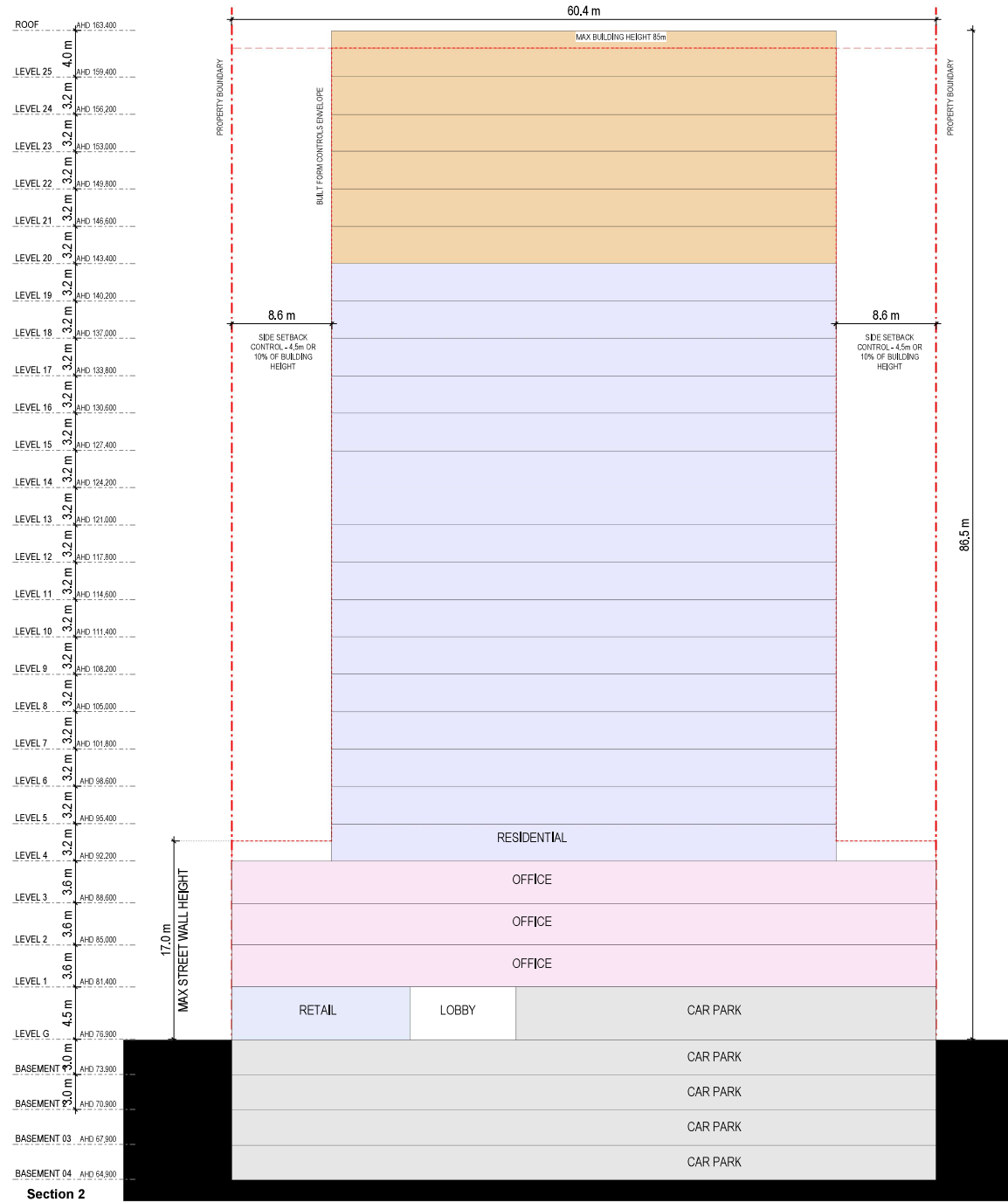
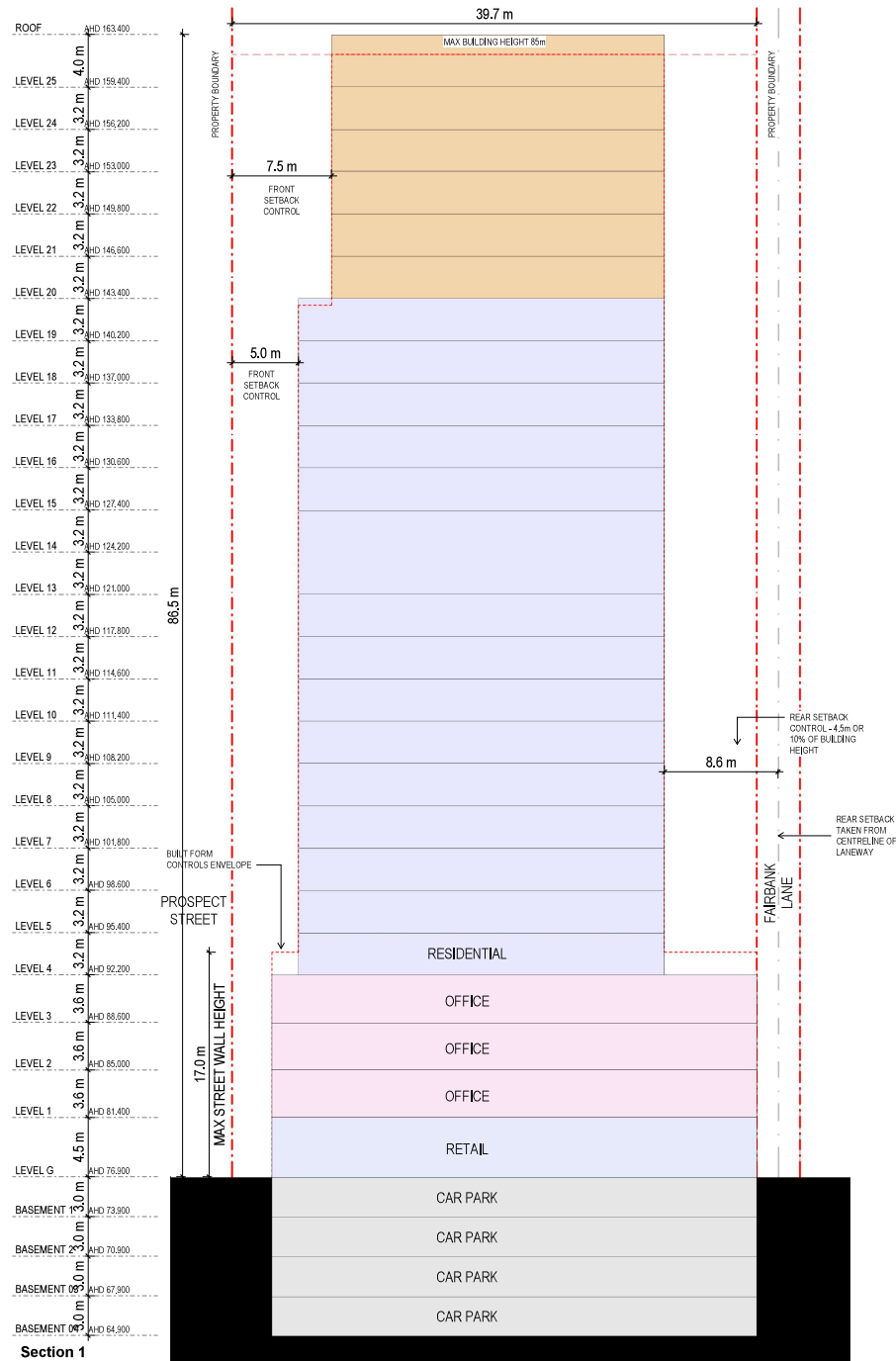


Rev Date Description

Drawing Title
LEVEL 20-25 PLAN

Status

Project No
2751.02
Drawing No
SK-08
Revision



Project Title

S.R.L.

SCHEME 1 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra

Level 1 250 Fribour Lane Melbourne VIC 3000 T +61 3 9939 3844

Office 100 11-17 Bankers Street Sydney NSW 1510 T +61 2 9600 9329

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

Level 1 2211 Linden Court Canberra ACT 2601 T +61 2 9999 9329

ABN: 8400391651 Hayball Architects ACT: David Tarrant 2734, NSW: David Tarrant 9239, QLD: Chris Brown 4641, VIC: Hayball 32076

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Rev Date Description

Drawing Title

SECTIONS SHEET 1

Status

Project No

2751.02

Drawing No

SK-11

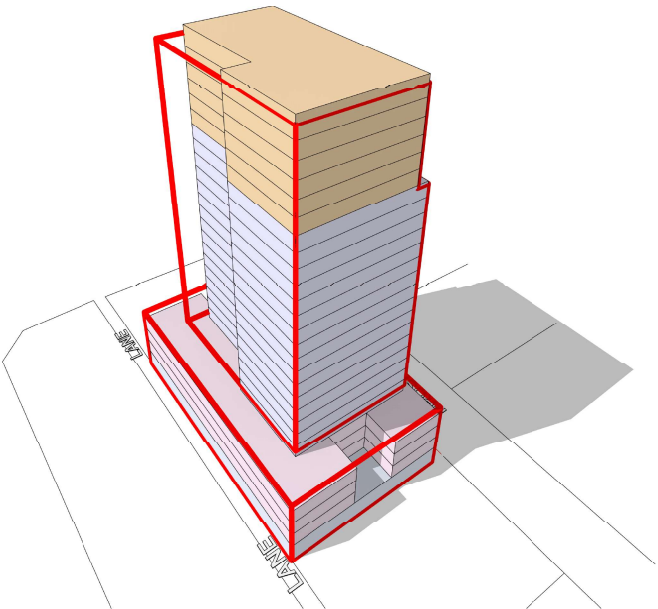
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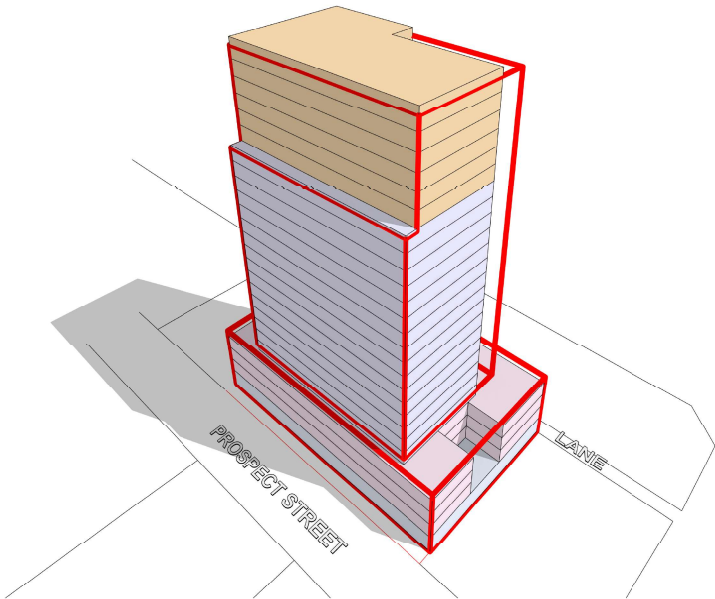
- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
- Extent of Optimised Building Uplift
- Built Form Controls Envelope

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AERIAL FROM NORTH WEST



AERIAL FROM SOUTH EAST



Project Title						Drawn By		Author		Rev		Date		Description		Drawing Title		Status		Project No							
S.R.L.		Melbourne		Sydney		Brisbane		Canberra		Level 1 200 Pinner Lane Melbourne VIC 3000 T +61 3 9939 3844		Level 1 Crosby Park 11-17 Rensington Street Sydney NSW 1510 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 9869 9329		Checked By 24/02/2025 3:10:06 PM		Date Printed 1: 200 A1		3D VIEWS		Drawing No		2751.02	
SCHEME 1 - BOX HILL - UPLIFT SCHEME						ABN: 8400394361 Incorporated in Australia ACT: David Treadwell 2751, 100M Oliver Street 829, QLD: 200 Pinner Lane 1, VIC: Hayball 2076, TAS: Hayball 7337, ACT: Treadwell 2076														SK-13							

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

Scheme 2 - Box Hill

Compliant Scheme

Central Core and Central Flanks (Area B)
Site Area: 1199m²

Requirements:

- Preferred Max Height: 85m
- Max Density (FAR): 10:1
- Deep Soil: n/a
- Min Car spaces: 85

Proposed Option Summary:

- Height: 60.1m (18 Storeys)
- Building Density (FAR): 9.9:1
- Total Building Area (GBA): 11,904m²
- Deep Soil: n/a
- Car Spaces provided: 95

Area Summary:

- Retail (NLA): 361m²
- Office (NLA): 2,691m²
- Residential (NSA)*: 6,186m²
- Basement (GBA): 3,815m² (3.5 Levels)

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

- Built Form Envelope FAR*: 10.6

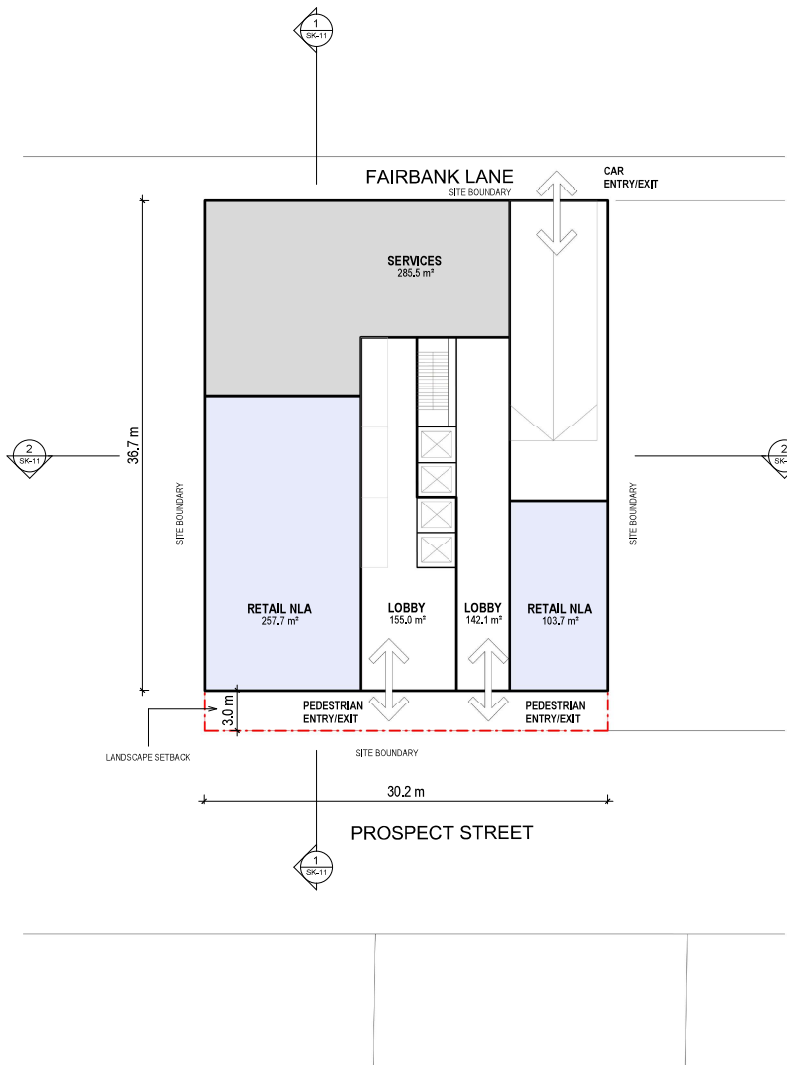
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Project Title	hAYBALL	Melbourne	Sydney	Brisbane	Canberra	Drawn By	Author	Rev	Date	Description	Drawing Title	Status	Project No	Revision
S.R.L.		Level 1 250 Pteris Lane Melbourne VIC 3000 T +61 3 9539 3844	Ground Floor 11-17 Bankers Quay Street Sydney NSW 1510 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	Checked By Date Printed	24/02/2025 3:13:55 PM				SITE PLAN		2751.02	
SCHEME 2 - BOX HILL - COMPLIANT SCHEME		ABN: 8400391651 Incorporated in Western Australia 1000 Oakes Terrace #229, 3/22, 1000 Oakes Drive #441, 1000 Oakes Drive TAS: Hayball Pty Ltd VIC: Hayball Pty Ltd											Drawing No SK-00	



Project Title

S.R.L.
SCHEME 2 - BOX HILL - COMPLIANT SCHEME



Melbourne

Level 1
250 Fintona Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney

Ground Floor
11-17 Bankers Quay Street
Sydney NSW 1500
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 9869 9329

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Date Printed
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Author

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Rev

Date

Description

Drawing Title

GROUND FLOOR PLAN

Status

Project No

2751.02

Drawing No

SK-04

Revision

Project Title
S.R.L.
SCHEME 2 - BOX HILL - COMPLIANT SCHEME



Melbourne Level 1
250 Windsor Lane
Melbourne VIC 3000
T +61 3 9039 3844

Sydney Ground Floor
11-17 Bankers Quay Street
Sydney NSW 1510
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 9869 9329

ABN: 8400394361 Incorporated in British ACT. David Treadwell 27/01/2020
100% Owner Treadwell 9329 ASIO: Chris Brown 4/04/21, Dale Hayball 15/05/21
TAS: Hayball 7/07/21, VIC: Hayball 02/07/21

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Date Printed
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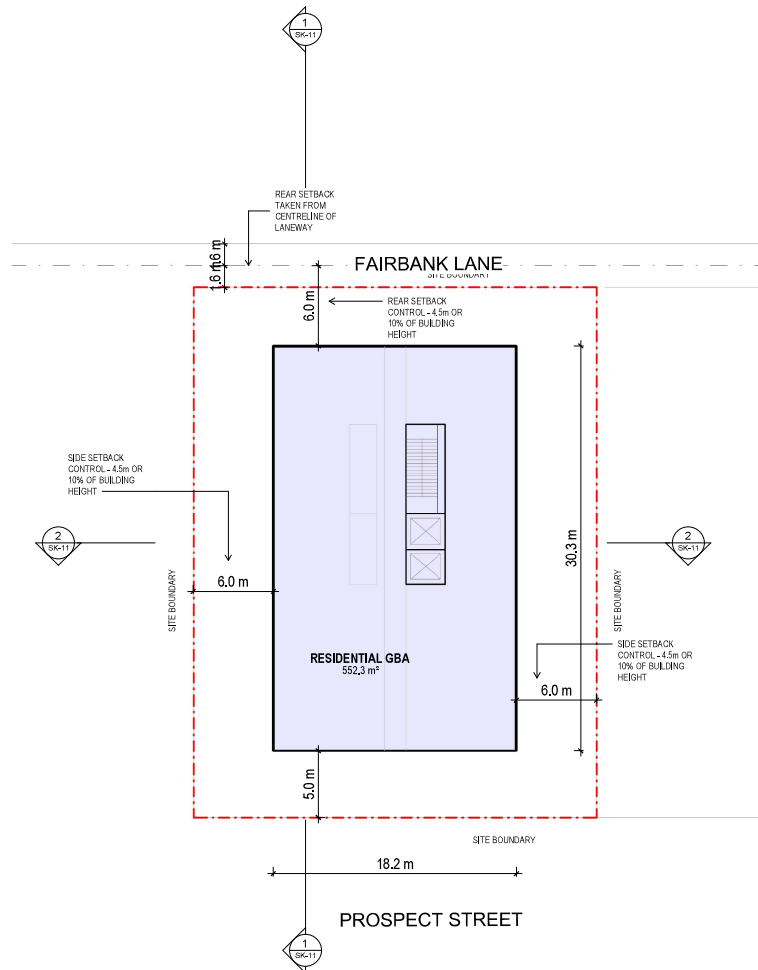
Rev Date Description

Drawing Title
LEVEL 1-3 PLAN

Status

Project No
2751.02
Drawing No
SK-05

Revision



Project Title
S.R.L.
SCHEME 2 - BOX HILL - COMPLIANT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1, 200 Fyvie Lane, Level 1, 11-17 Bankers Lane, Level 1, 200 Queen Street, Level 1, 2211 London 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: 8400394361 Incorporated in British ACT, David Trotter 2734,
1000 Oakes Street 2029, ACT, 2600 Bruce 4041, 1000 Hayball 2029,
TAS: Hayball 7337, VIC: Hayball 2029

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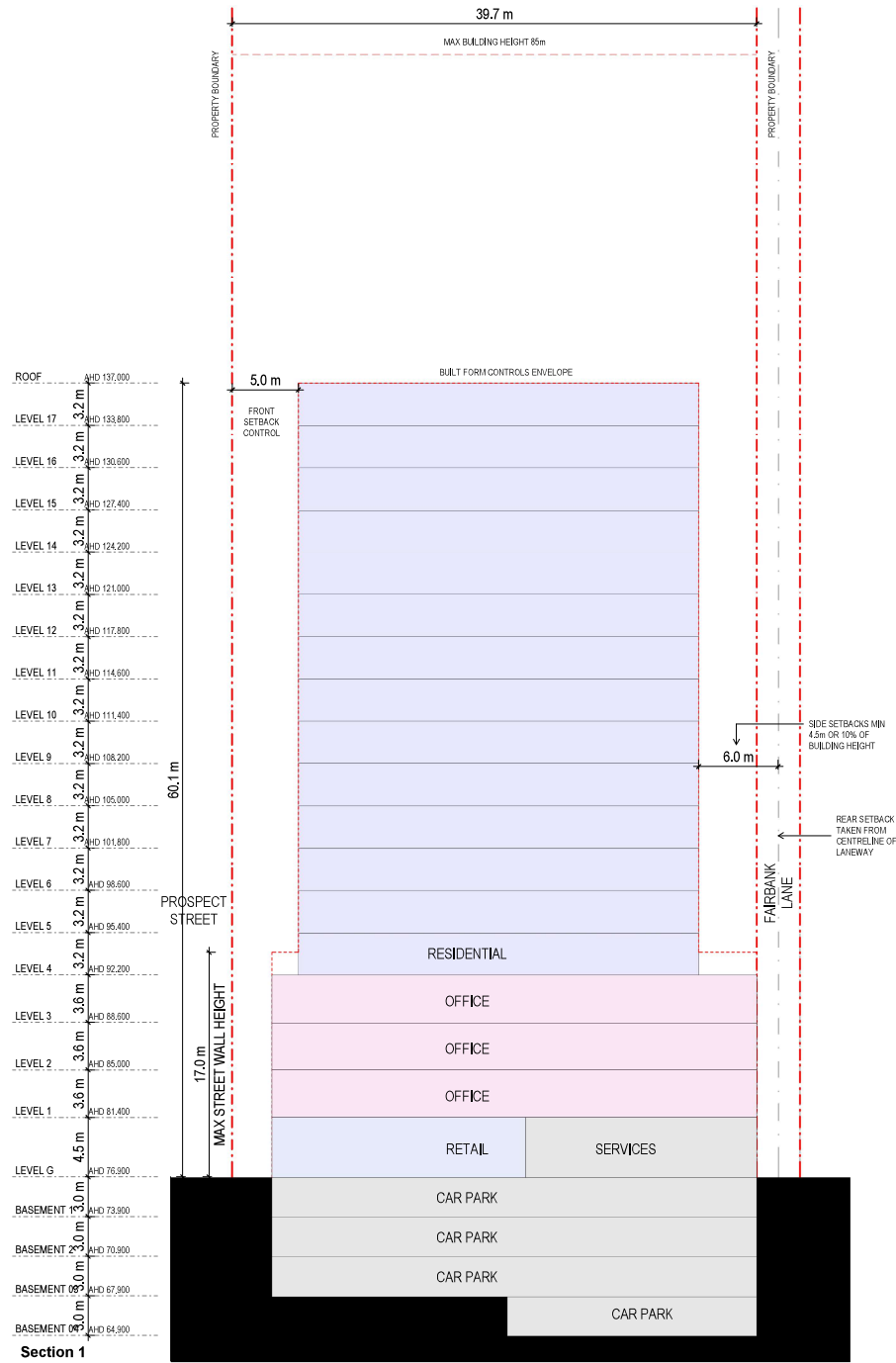
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LEVEL 4-16 PLAN

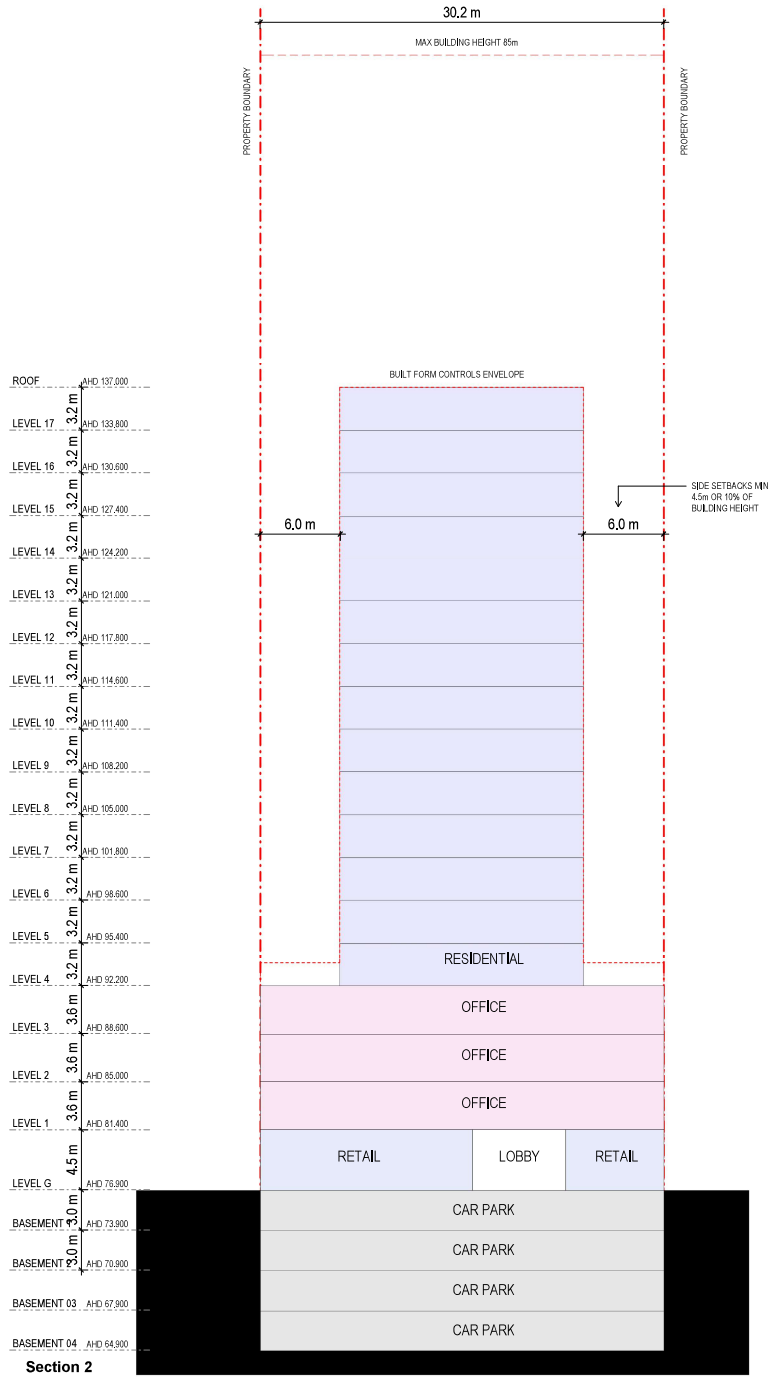
Status

Project No
2751.02
Drawing No
SK-07

Revision



Section 1



Section 2

Project Title

S.R.L.
SCHEME 2 - BOX HILL - COMPLIANT SCHEME



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

Sydney
Ground Floor
11-17 Bankers Quay Street
Sydney NSW 1500 2018
T +61 2 9660 9329

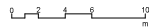
Brisbane
Level 1
250 Queen Street
Brisbane QLD 4000
T +61 7 3231 9921

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

ABN: 84003943611 Incorporated in Australia ACT - David Trotter 2720,
100% O&G Trustee 9239, ASIO - Chris Brown 4641, C&A - Hayball 50076,
TAS - Hayball 7337, VIC - Hayball 50076

Drawn By
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Date Printed
Scale

Author
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Rev Date Description

Drawing Title
SECTIONS SHEET 1

Status

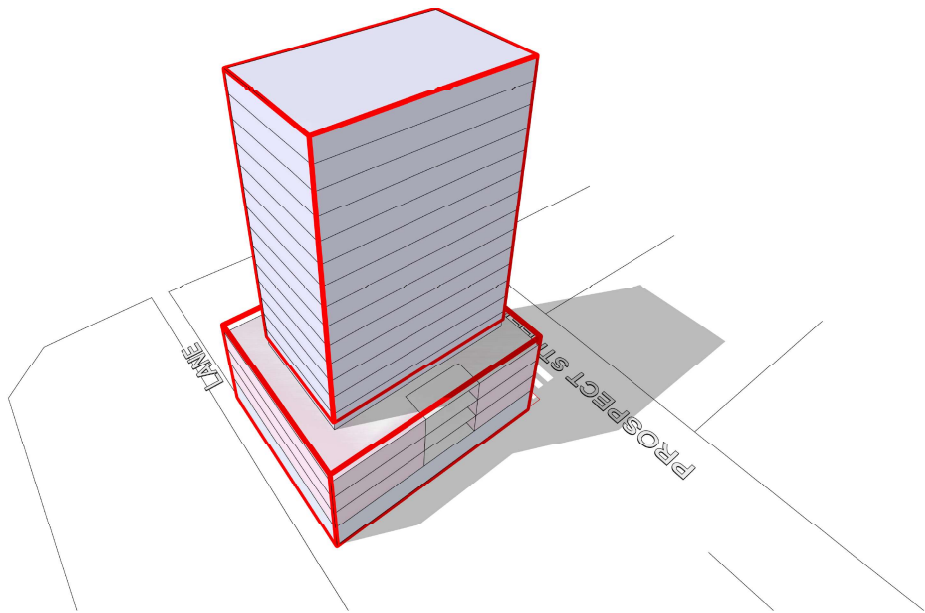
Project No
Revision

2751.02
Drawing No
SK-11

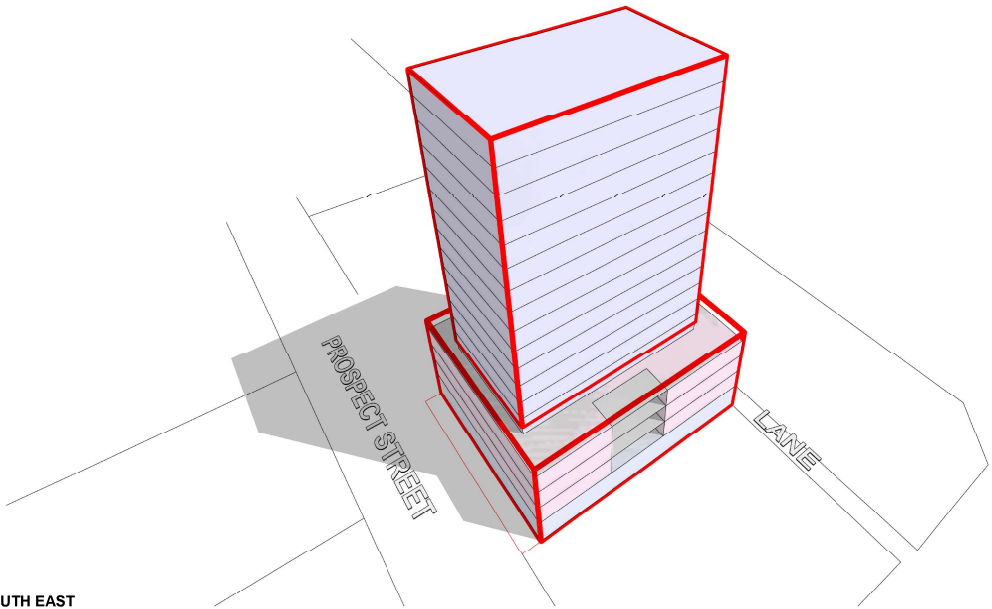
Legend

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

*Built Form Envelope is generated from a discretionary max height, resulting in varying side and rear setbacks dependant on the scheme. Alternate height propositions will have different setbacks distances and a proportionally altered Built Form 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 9939 3844		200 Pinner Lane Melbourne VIC 3000 T +61 3 9939 3844	1147 Bankers Street Brisbane QLD 4000 T +61 7 3231 9921	200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	2211 London Street Canberra ACT 2601 T +61 2 9969 9329	Checked By	24/02/2025	3:14:01 PM	1:200 A1	3D VIEWS		2751.02	
SCHEME 2 - BOX HILL - COMPLIANT SCHEME		1147 Bankers Street Brisbane QLD 4000 T +61 7 3231 9921		200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	2211 London Street Canberra ACT 2601 T +61 2 9969 9329	200 Pinner Lane Melbourne VIC 3000 T +61 3 9939 3844	1147 Bankers Street Brisbane QLD 4000 T +61 7 3231 9921	200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	2211 London Street Canberra ACT 2601 T +61 2 9969 9329	200 Pinner Lane Melbourne VIC 3000 T +61 3 9939 3844	1147 Bankers Street Brisbane QLD 4000 T +61 7 3231 9921	200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921	2211 London Street Canberra ACT 2601 T +61 2 9969 9329	200 Pinner Lane Melbourne VIC 3000 T +61 3 9939 3844	1147 Bankers Street Brisbane QLD 4000 T +61 7 3231 9921
Drawing No		SK-13													

Scheme 3 - Box Hill

Compliant Scheme

Central Core and Central Flanks (Area C)
Site Area: 1209m²

Requirements:

- Preferred Max Height: 52m
- Max Density (FAR): 7:1
- Deep Soil: n/a
- Min Car spaces: 61

Proposed Option Summary:

- Height: 47.3m (14 Storeys)
- Building Density (FAR): 7:1
- Total Building Area (GBA): 8434
- Deep Soil: n/a
- Car Spaces provided: 73

Area Summary:

- Retail (NLA): 348m²
- Office (NLA): 1854m²
- Residential (NSA)*: 4573m²

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

- Built Form Envelope FAR*: 9.3

*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.

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.

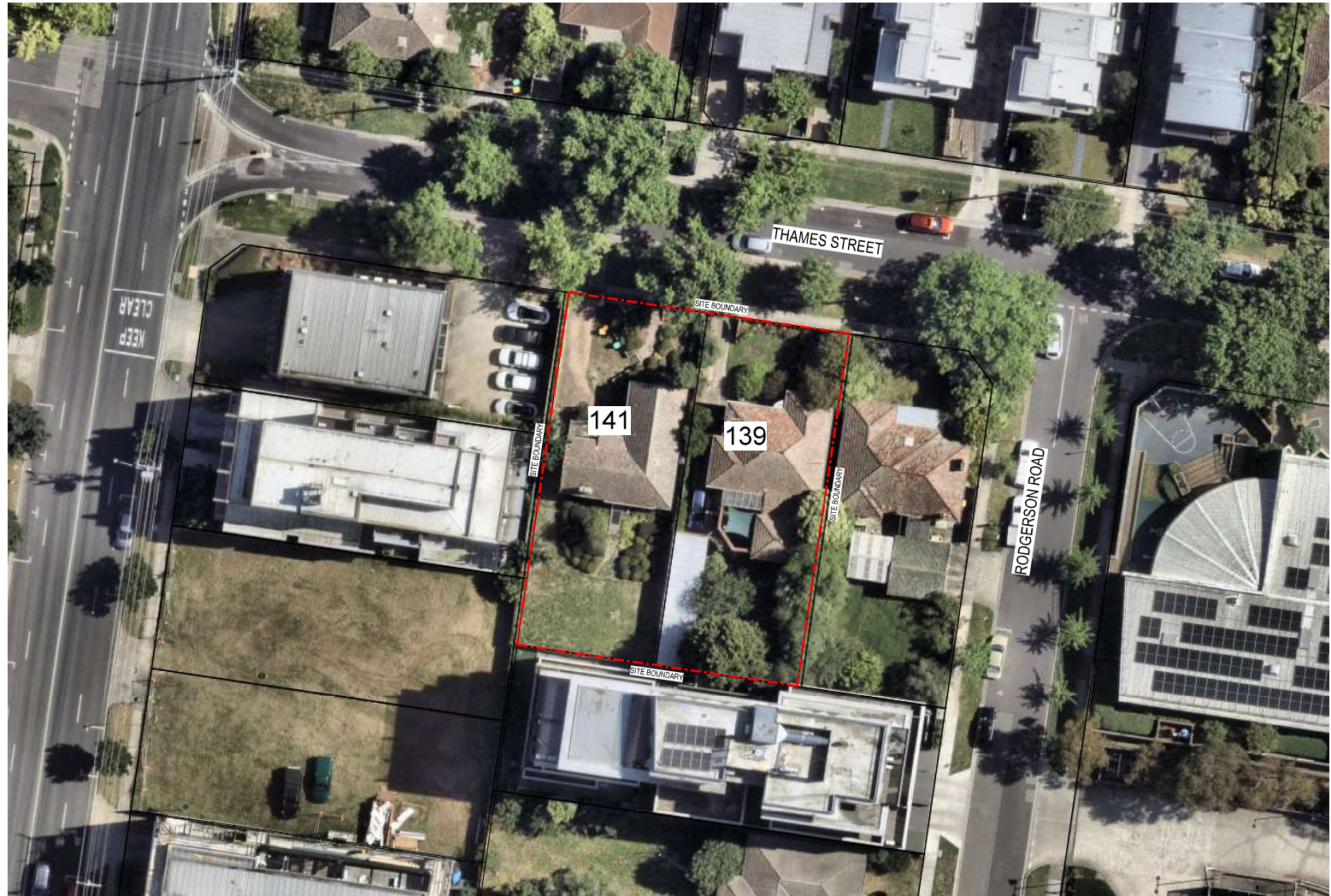
All areas and measurements shown are rounded to the nearest whole number.

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 3 - BOX HILL - COMPLIANT SCHEME



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Sydney

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Drawn By

Checked By
Date Printed

Author

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24/02/2025 2:15:01 PM

Rev

Date

Description

Drawing Title

SITE PLAN

Status

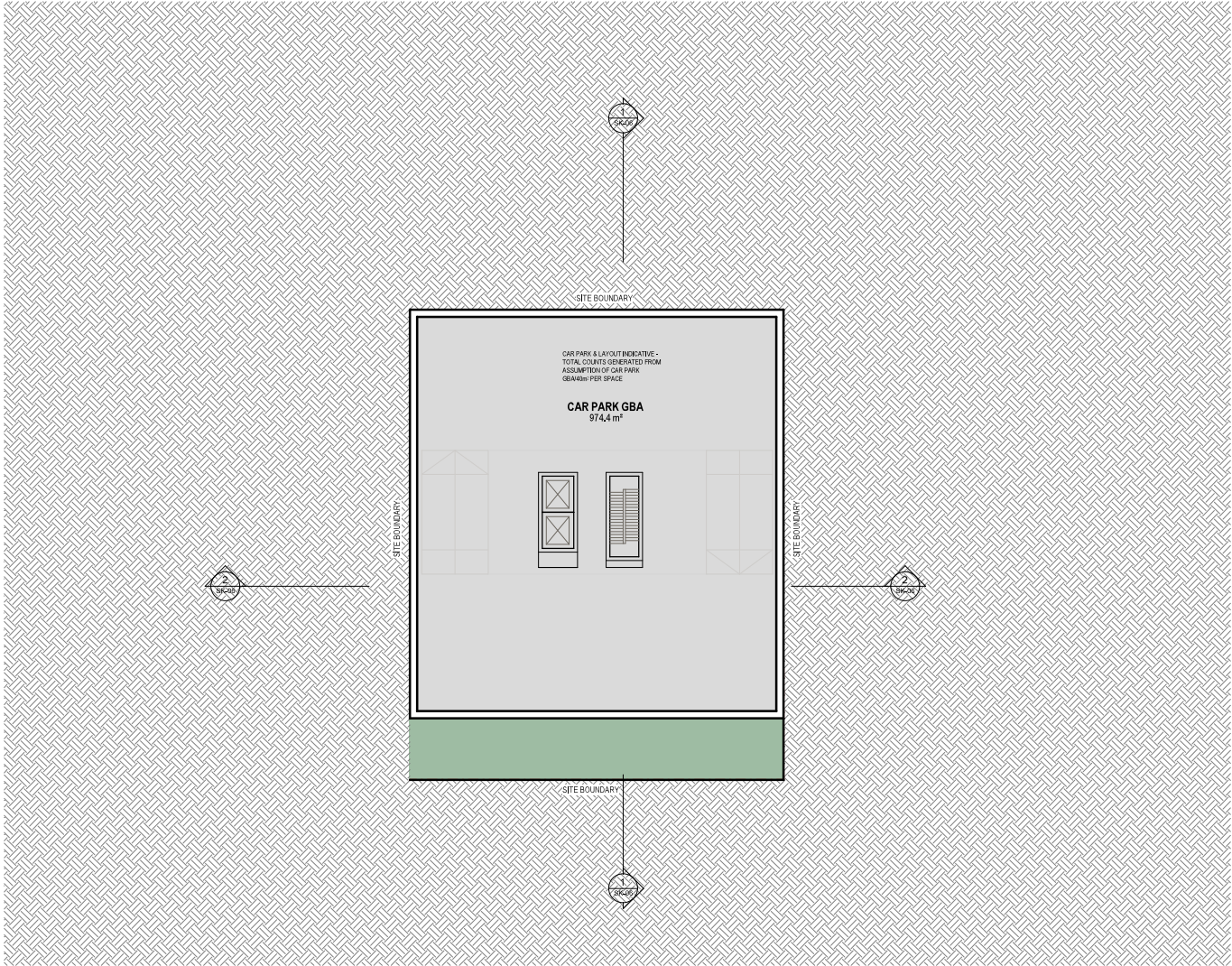
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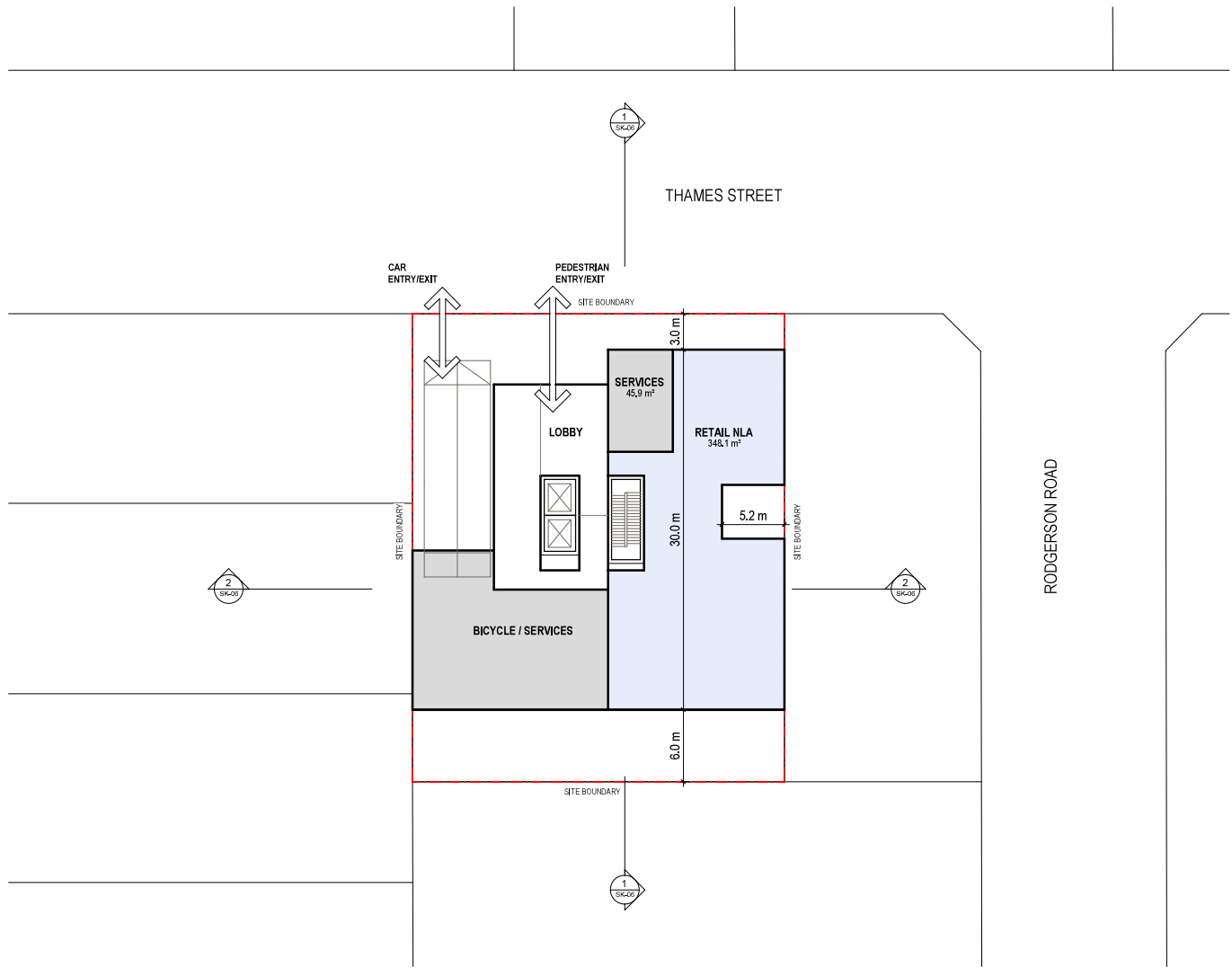
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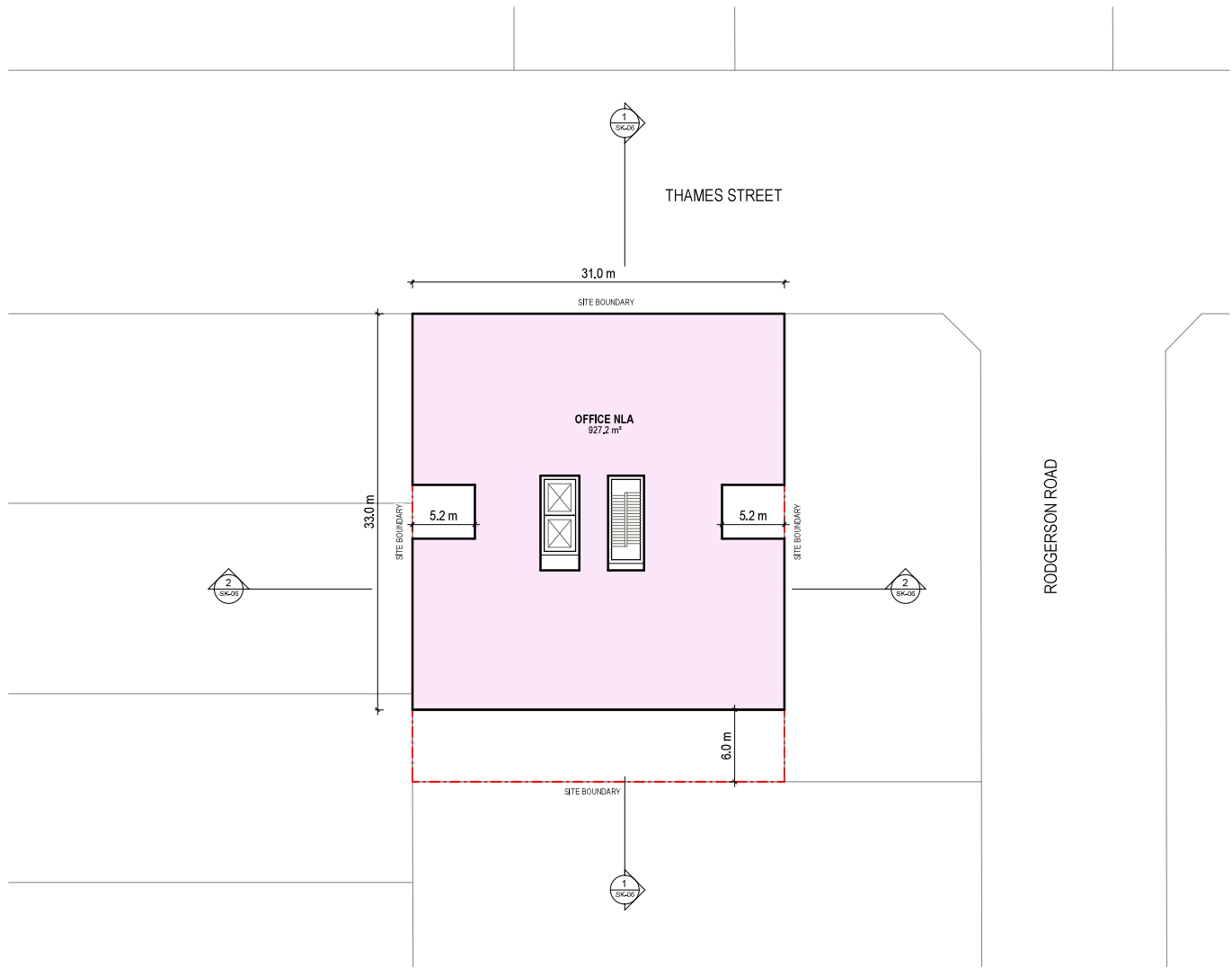
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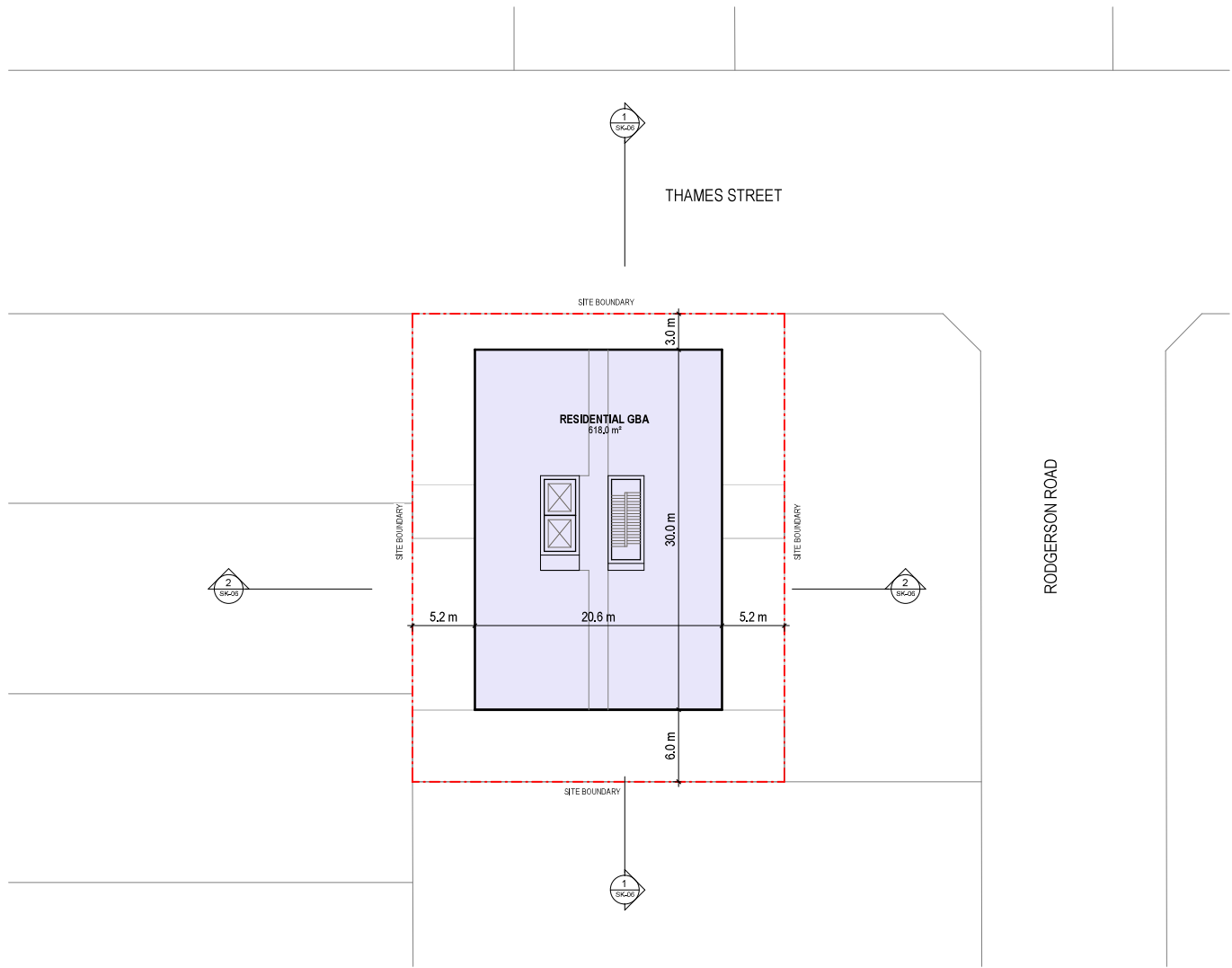
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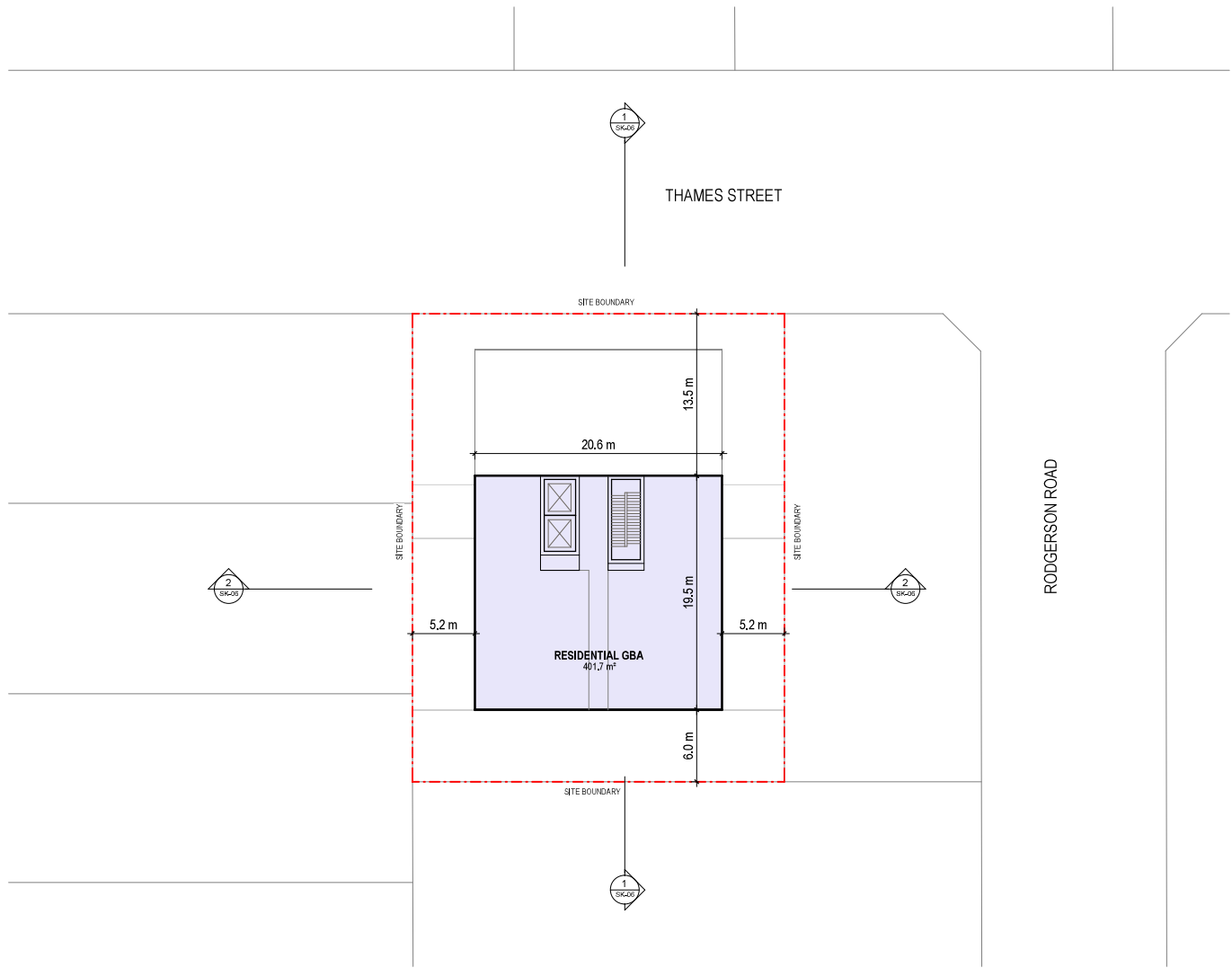




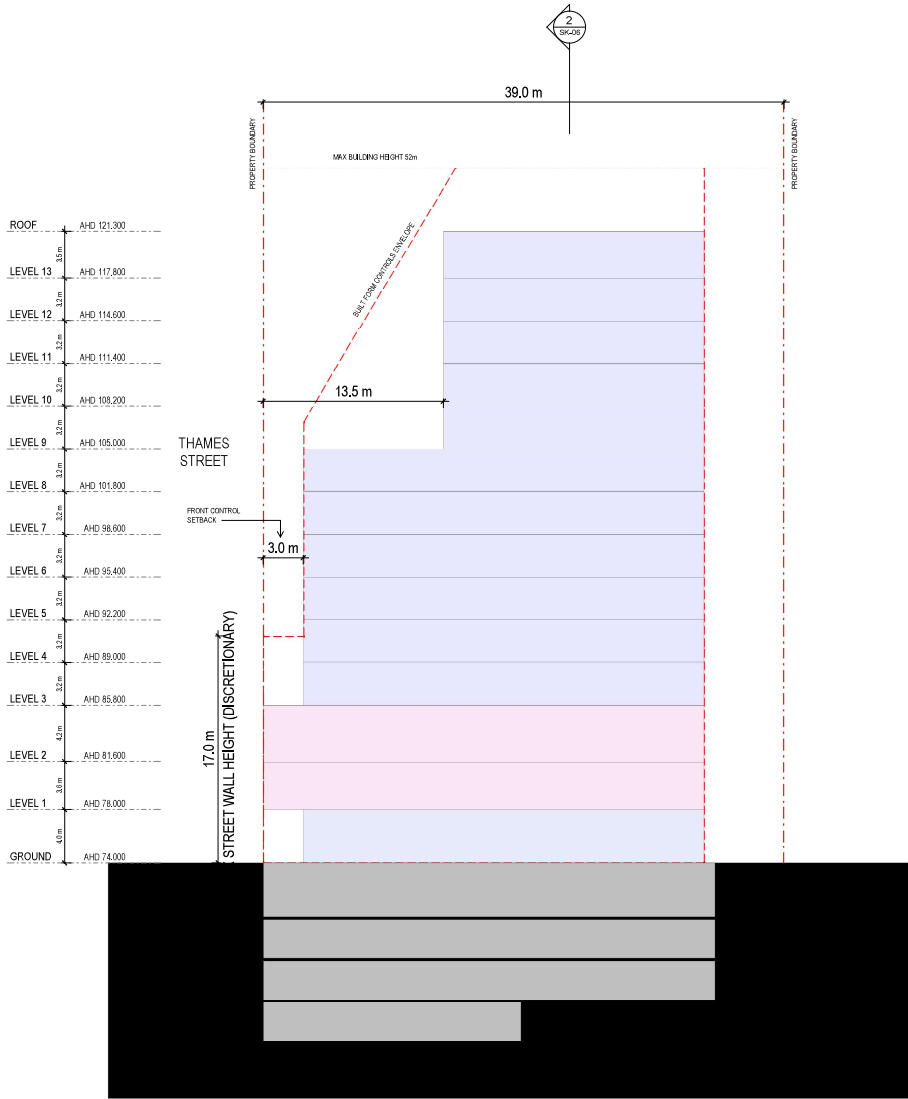
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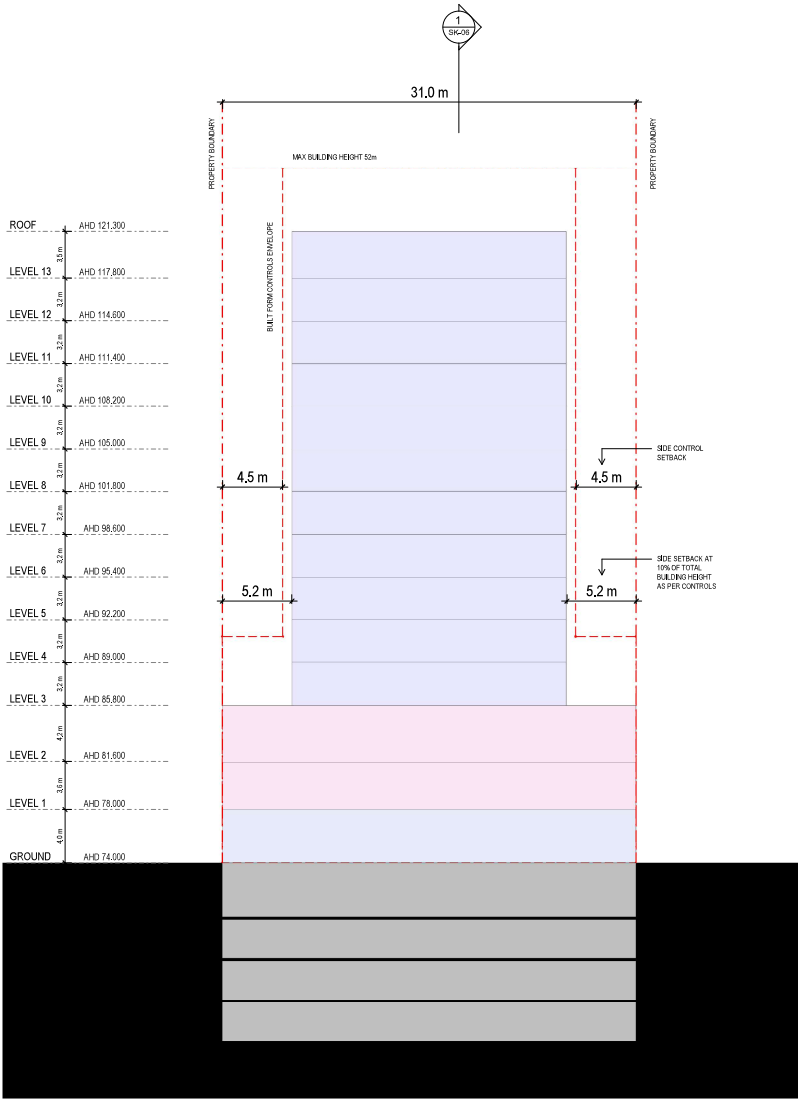
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



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Section 1

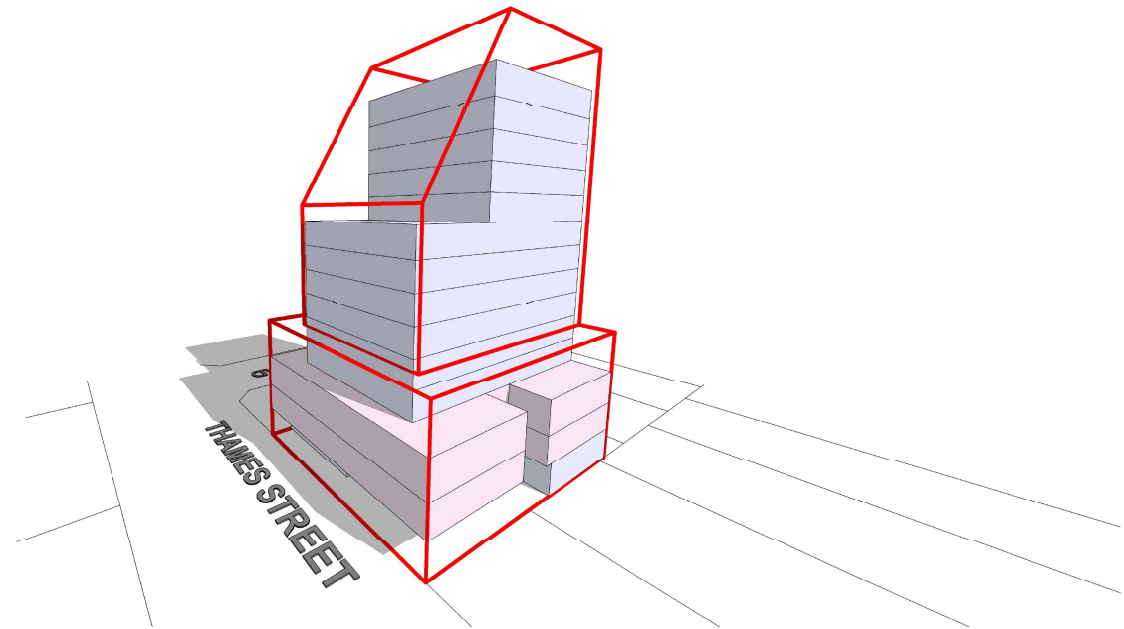


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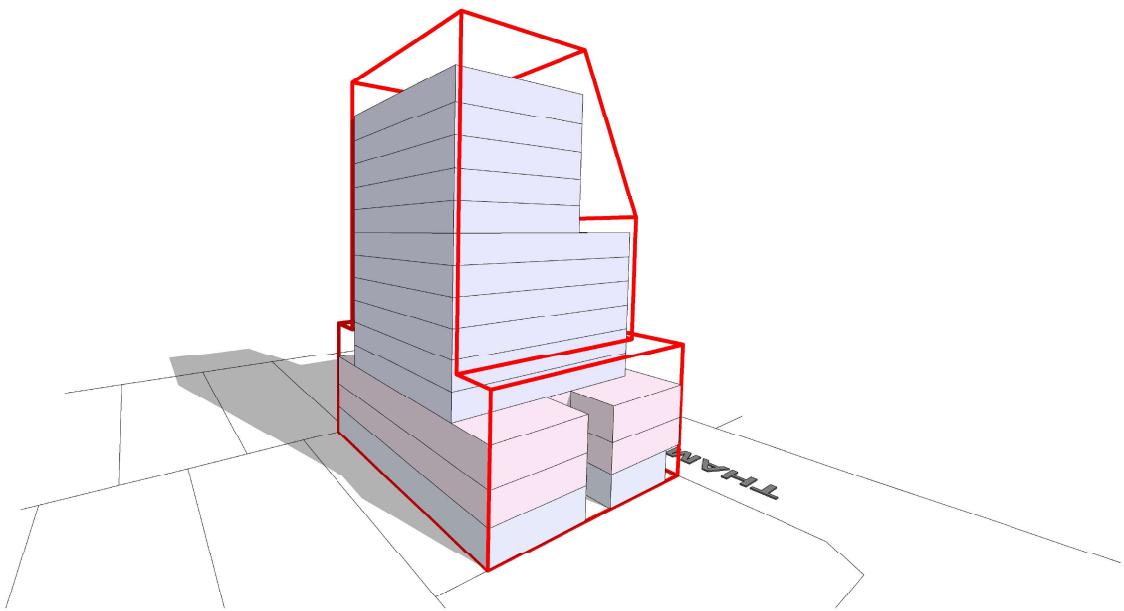
Legend

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

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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 9939 3844		Crossway Bldg 11-17 Bankers Quay Sydney NSW 1510 T +61 2 9660 9329		Level 4 200 Queen Street Brisbane QLD 4000 T +61 7 3231 9921		Level 1 221 Linden Street Canberra ACT 2601 T +61 2 9869 8329		Checked By	24/02/2025 2:15:04 PM				3D VIEWS		2751.2	
SCHEME 3 - BOX HILL - COMPLIANT SCHEME		Scale		1:200 A1														SK-07

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

Scheme 3 - Box Hill

Uplift Scheme

Central Core and Central Flanks (Area C)
Site Area: 1209m²

Requirements:

- Preferred Max Height: 52m
- Max Density (FAR): 7:1
- Deep Soil:n/a
- Min Car spaces: 68

Proposed Option Summary:

- Height: 50.4m (15 Storeys)
- Building Density (FAR): 8:1
- Total Building Area (GBA): 9664
- Deep Soil:n/a
- Car Spaces provided: 73

Area Summary:

- Retail (NLA): 348m²
- Office (NLA): 1854m²
- Residential (NSA)*: 5557m²

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

- Built Form Envelope FAR*: 9.3

*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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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 3 - BOX HILL - UPLIFT SCHEME



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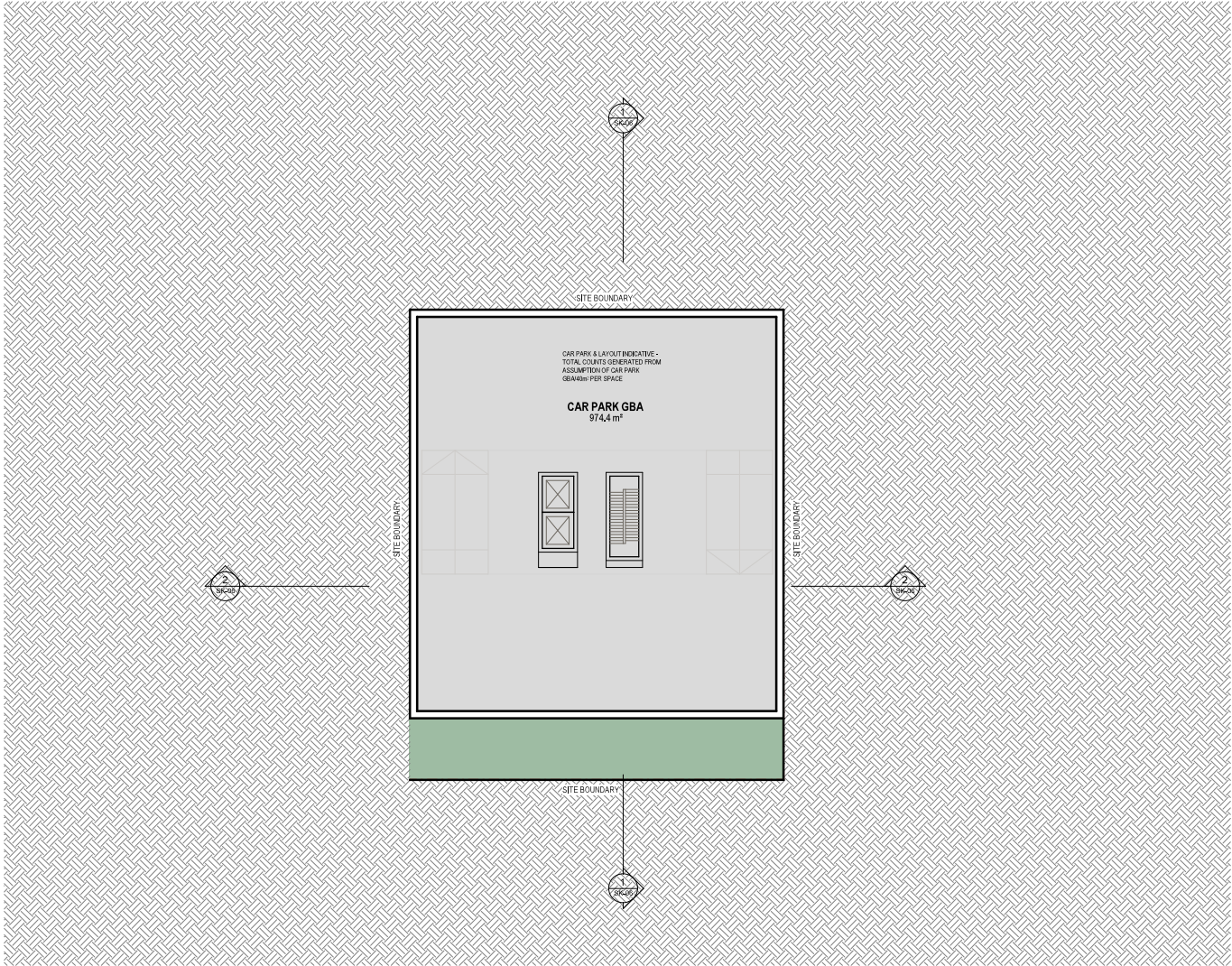
Rev Date Description

Drawing Title
SITE PLAN

Status

Project No
2751.2
Drawing No
SK-00

Revision



Project Title
S.R.L.
SCHEME 3 - BOX HILL - UPLIFT SCHEME



Melbourne
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ABN: 8400394361 Incorporated in Australia ACT: David Tarrant (273),
Helen David Tarrant (239), ASIO: David Brown (481), Gail Hayball (515),
TAS: Hayball P337, VIC: Hayball 00076

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Date Printed
Scale

Author
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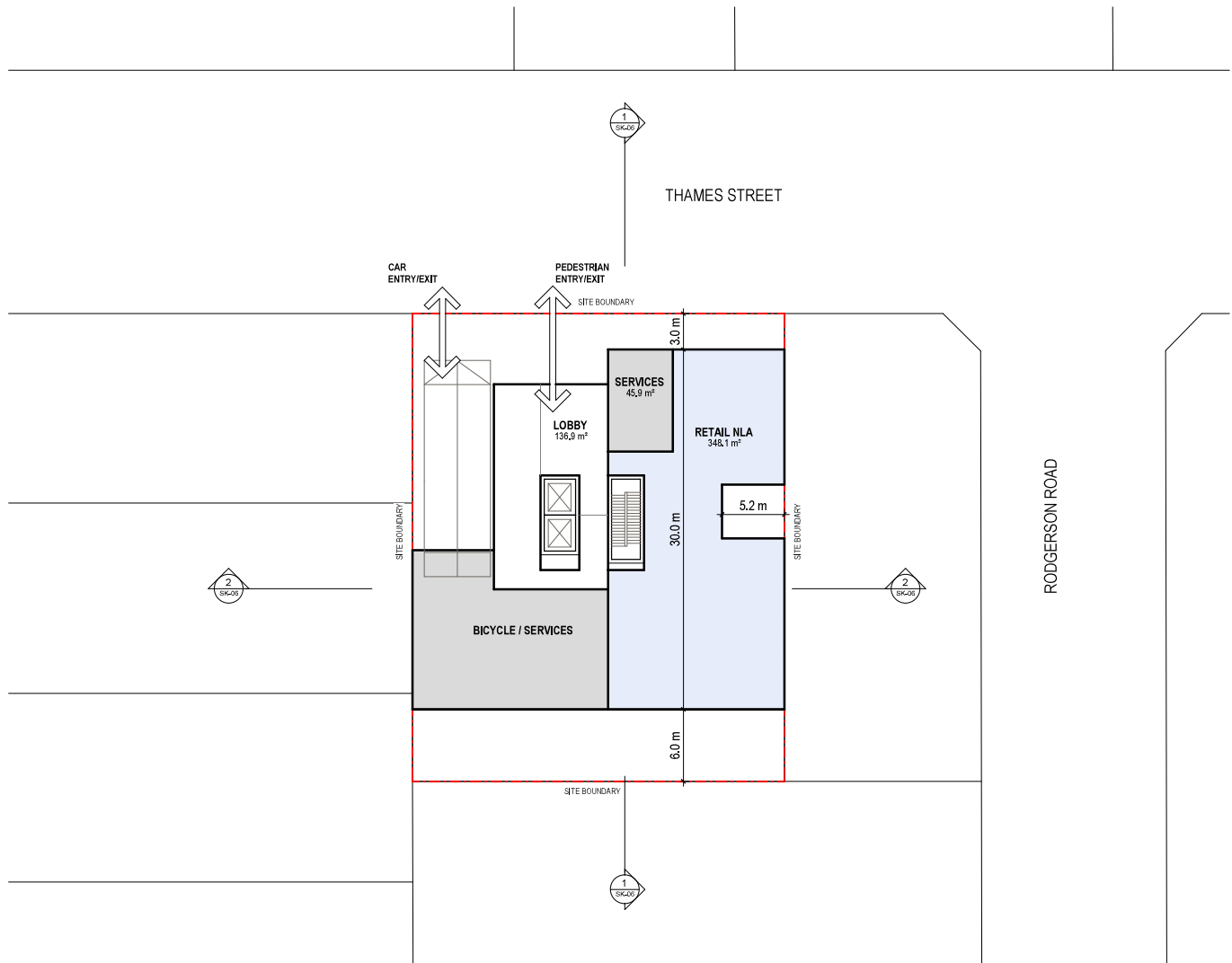
Rev Date Description

Drawing Title
BASEMENT PLAN LEVEL 1-4

Status

Project No
2751.2
Drawing No
SK-01

Revision



Project Title
S.R.L.
SCHEME 3 - BOX HILL - UPLIFT SCHEME



Melbourne Sydney Brisbane Canberra
Level 1 250 Windsor Lane Level 1 1117 Bankstown Street Level 1 250 Queen Street Level 1 2211 London 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: 84003943611 Incorporated in British ACT. David Treadwell 27/01/2020
HOBAS David Treadwell 02/20/2020. 25/01/2020. 25/01/2020. 25/01/2020.
TAS: Hayball 7/30/2020. VIC: Hayball 20/07/2020

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Date Printed
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Rev Date Description

Drawing Title
GROUND PLAN

Status

Project No
2751.2
Drawing No
SK-02

Revision