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# **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  
Uplift Scheme

# Scheme 1 - Box Hill Compliant Scheme

**Central Core and Central Flanks (Area B)**  
Site Area: 2398m<sup>2</sup>

**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): 24,018m<sup>2</sup>
- Deep Soil: n/a
- Car Spaces provided: 178

**Area Summary:**

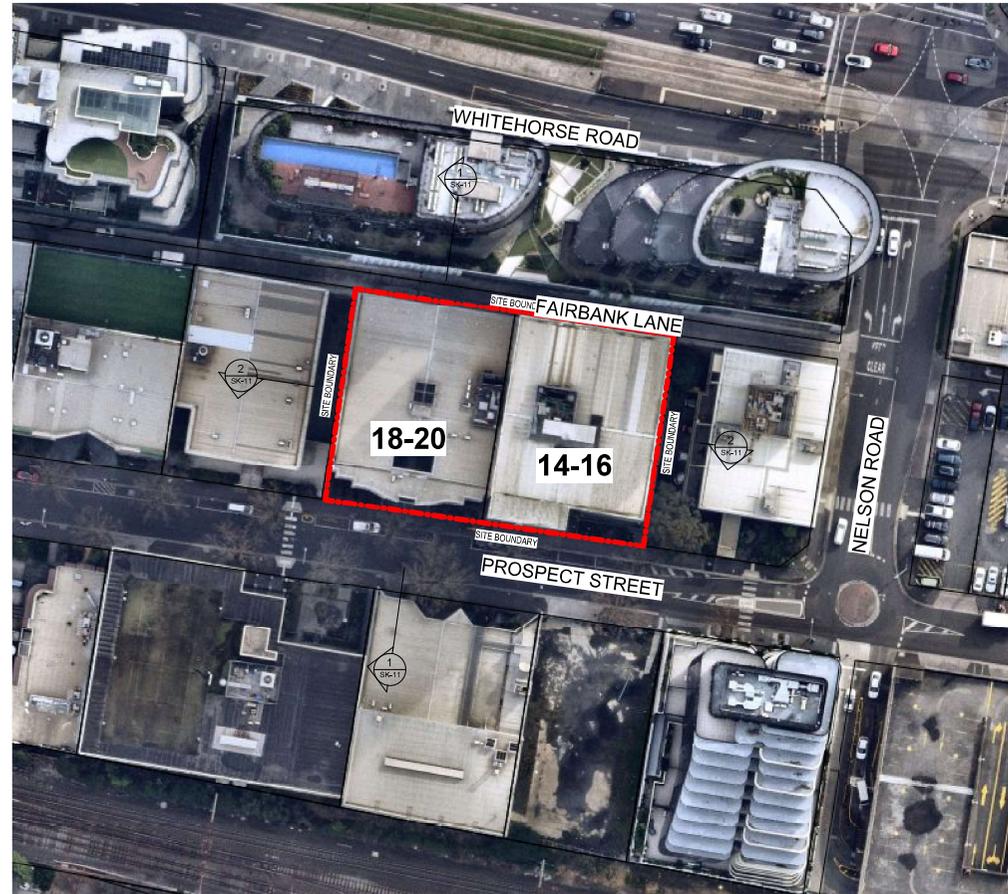
- Retail (NLA): 656m<sup>2</sup>
- Office (NLA): 5,295m<sup>2</sup>
- Residential (NSA)\*: 12,428m<sup>2</sup>
- Basement (GBA): 6,720m<sup>2</sup>

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

- Built Form Envelope FAR\*: 13.4

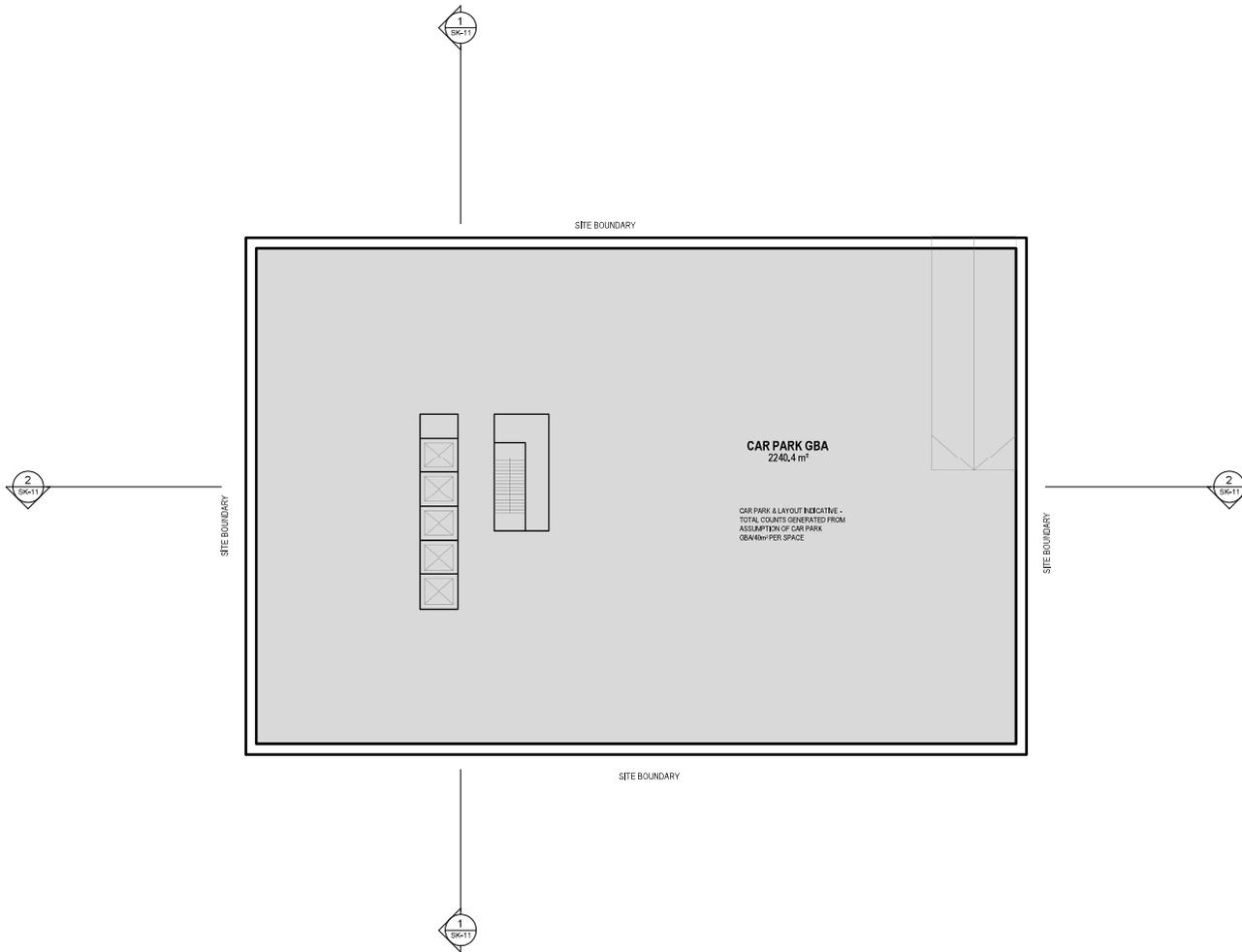
\*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

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



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|---|---|---|--|
| <b>Melbourne</b>  | <b>Sydney</b>   | <b>Brisbane</b>   | <b>Canberra</b>  |
| Level 1<br>250 Finner Lane<br>Melbourne VIC 3000<br>T +61 3 9939 3844 | Ground Floor<br>1147 Bankers Quay<br>Sydney NSW 2010<br>T +61 2 9669 9229 | Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3221 9821 | Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9468 8029 |

ABN: 84002910011 | Incorporated in Australia ACT | David Trickett (272),  
 1000 OAKS STREET B209, 2610 - CHANSHAN ROAD 4041, QLD | hayball.com.au  
 TAS: hayball 7337, VIC: hayball 20079

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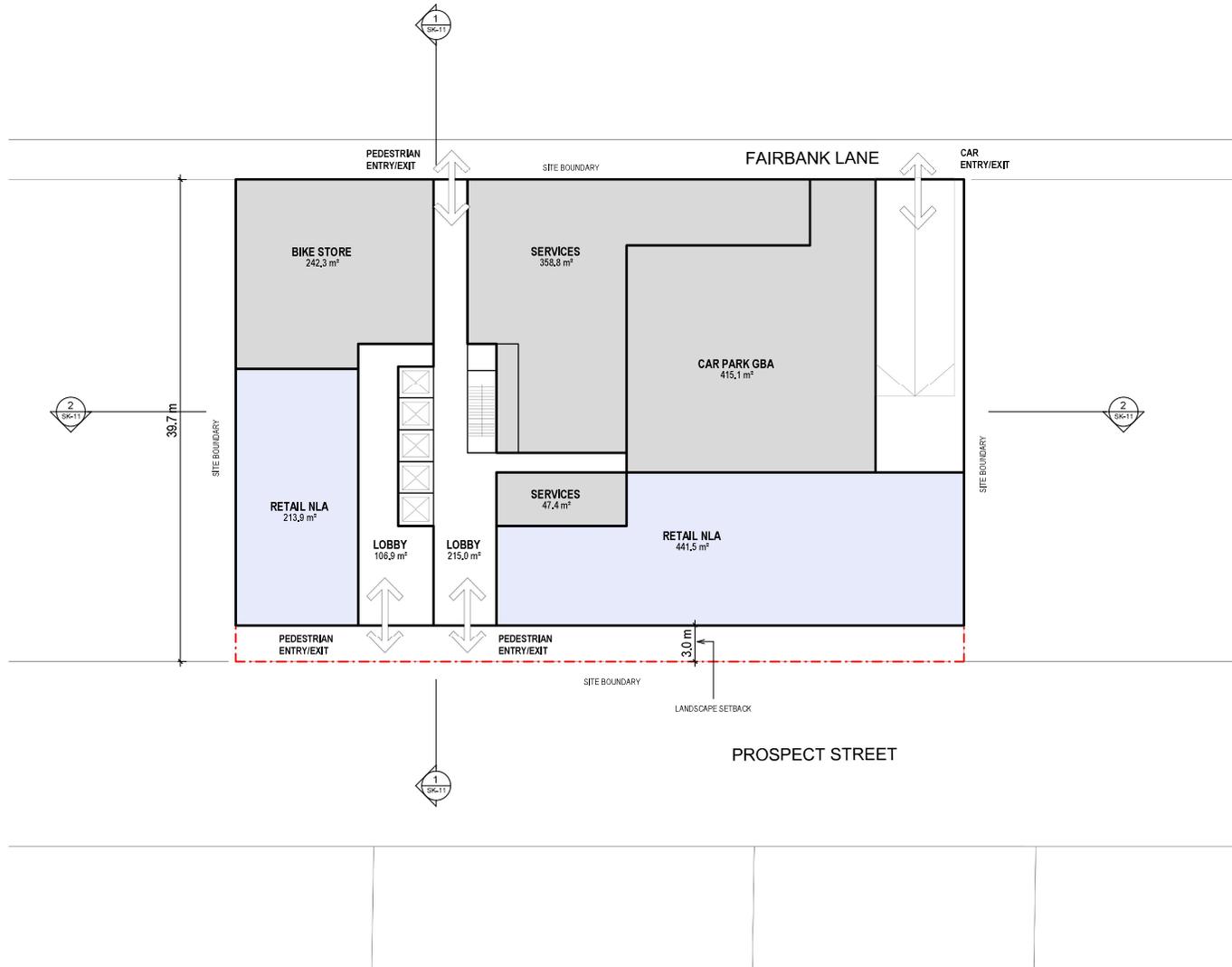
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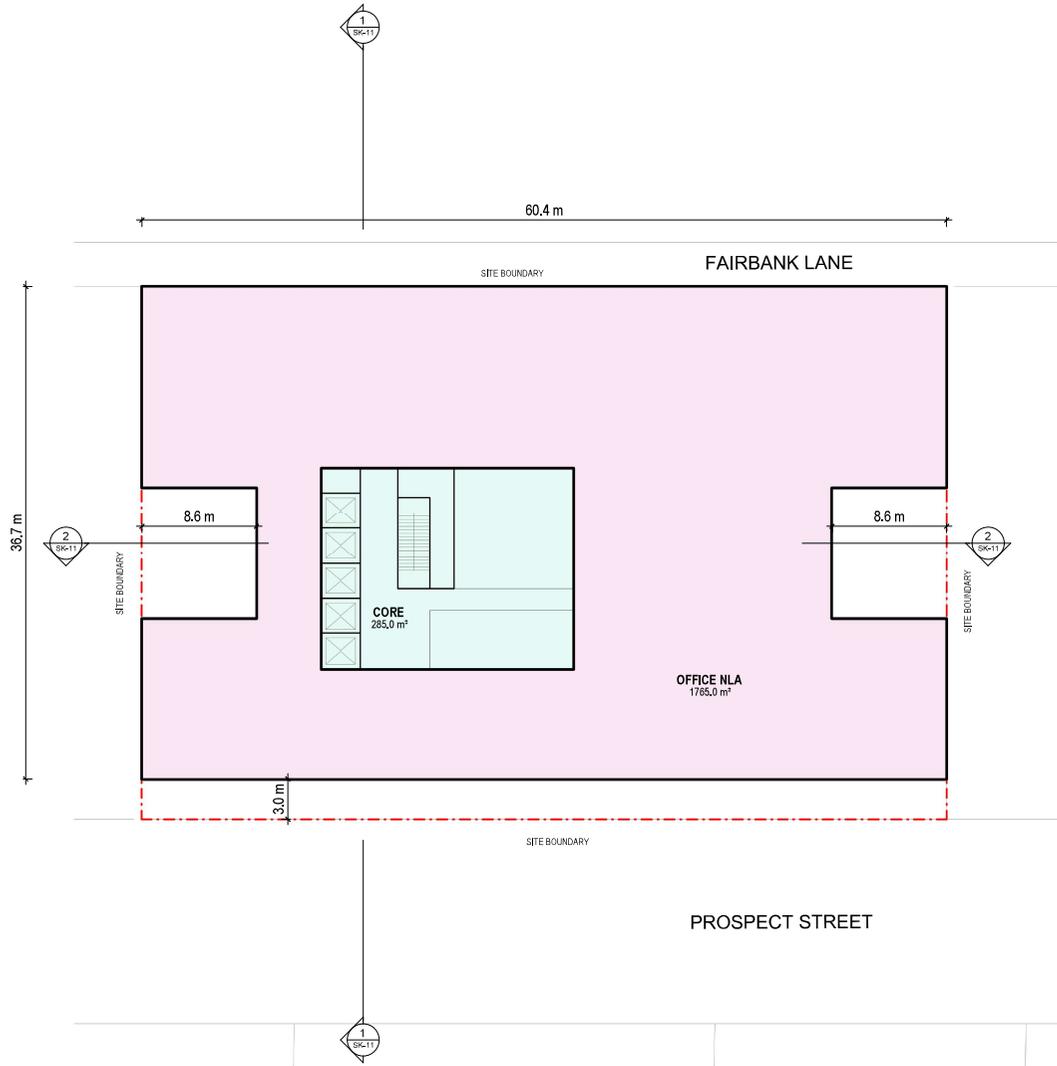
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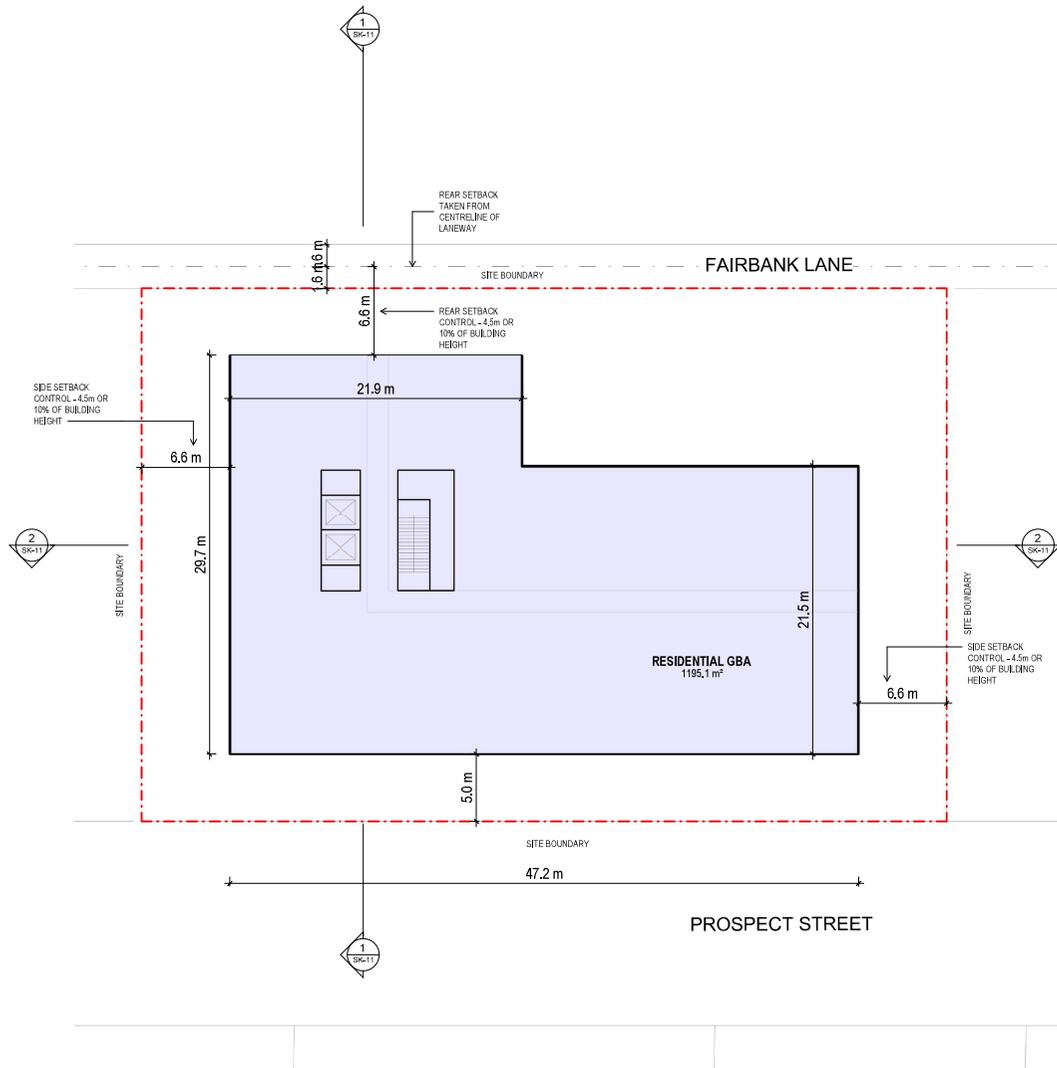
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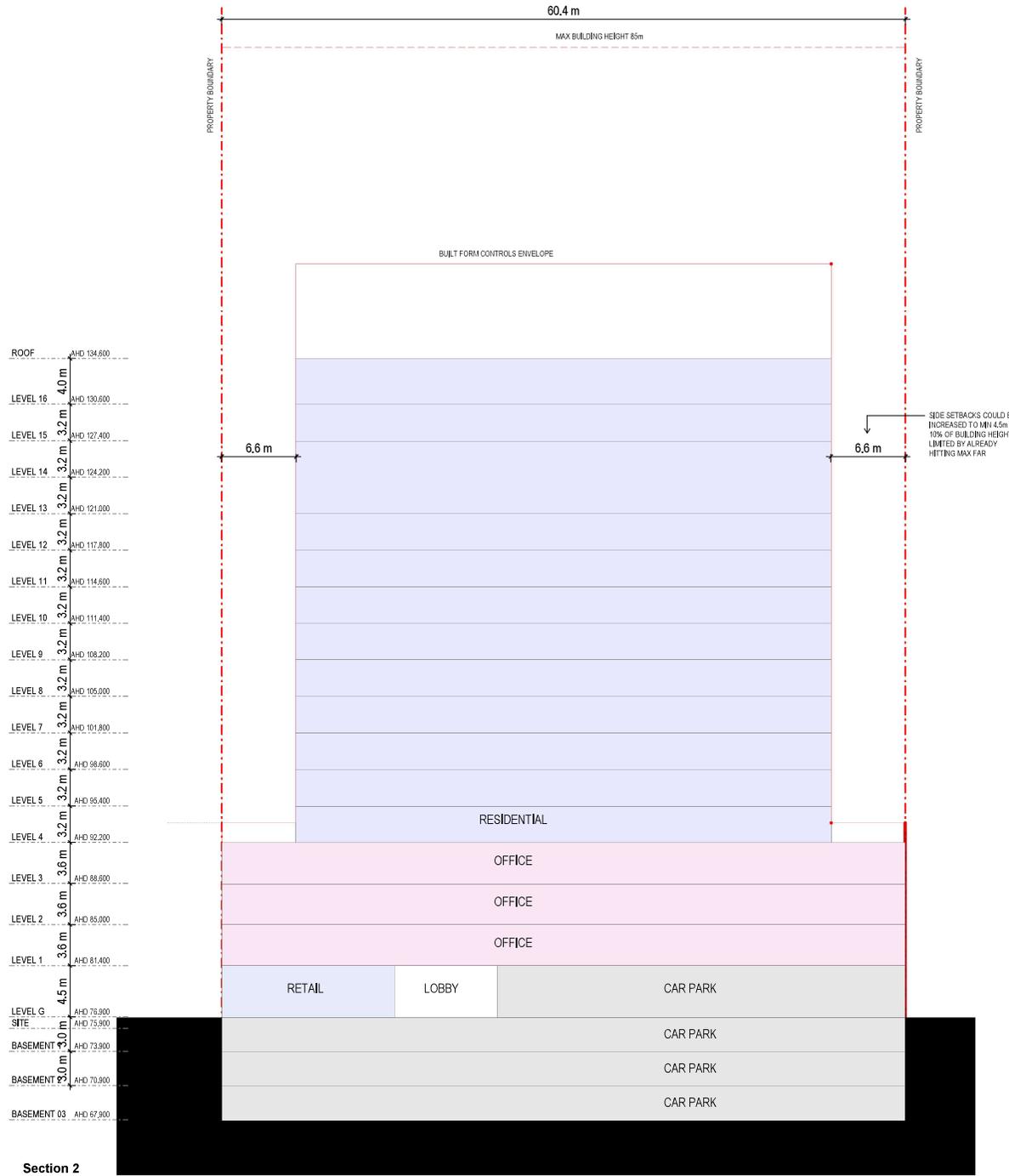
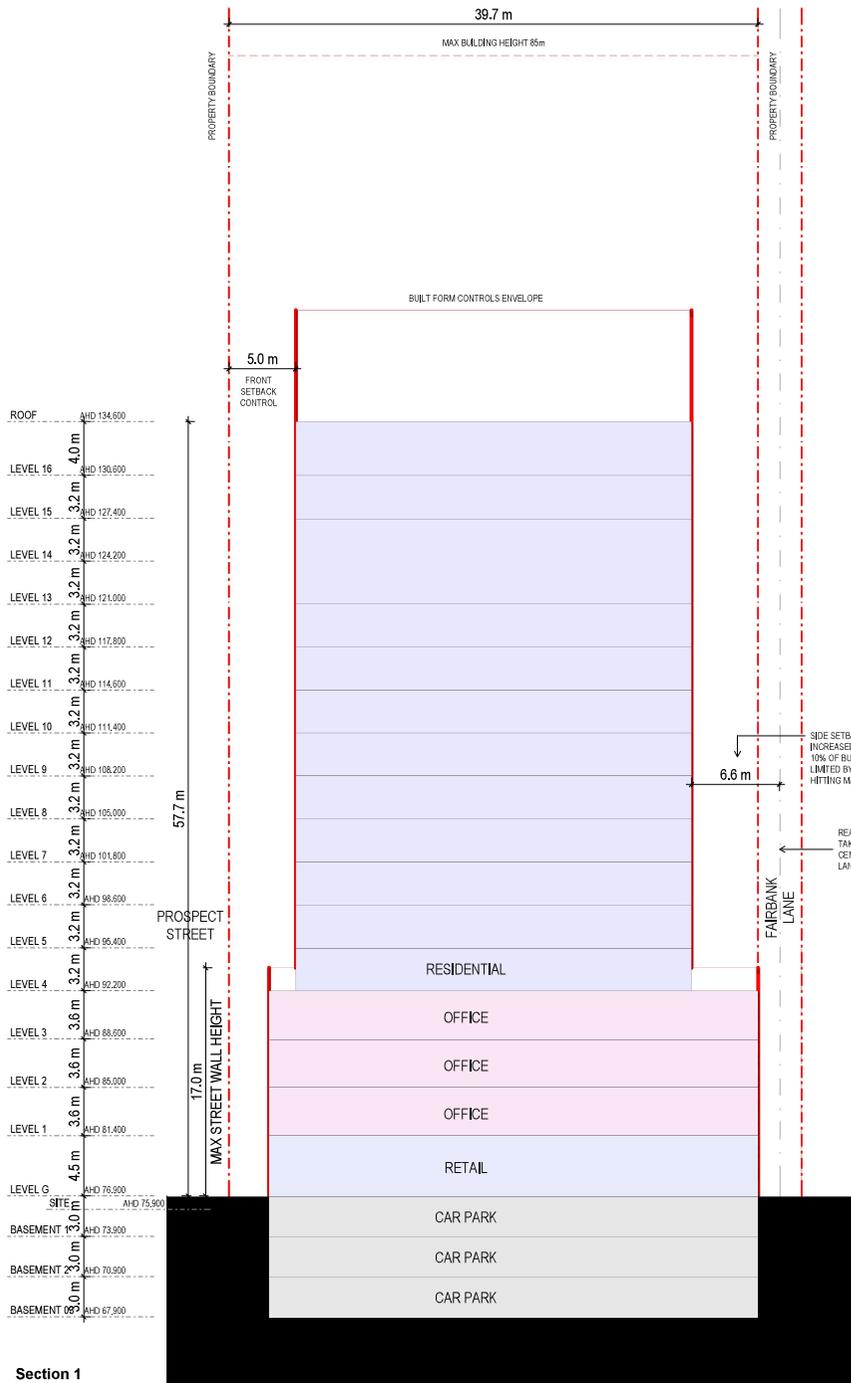
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| <b>SK-03</b>      |                 |









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



Melbourne Sydney Brisbane Canberra  
Level 1 250 Finner Lane Melbourne VIC 3000 T +61 3 9939 3844  
Level 1 1147 Bankers Quay Street Brisbane QLD 4000 T +61 7 3231 9921  
Level 1 250 Queen Street Brisbane QLD 4000 T +61 7 3231 9921  
Level 1 2211 Anson Street Canberra ACT 2600 T +61 2 9466 9229

ABN: 840029161 Hayball Architecture ACT: David Trotter 2724,  
NSW: David Trotter 9229 QLD: Chris Brown 4641, WA: Hayball 20070  
TAS: Hayball 7337, VIC: Hayball 20070

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Drawing Title  
SECTIONS SHEET 1

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Drawing No  
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# Scheme 1 - Box Hill

## Uplift Scheme

**Central Core and Central Flanks (Area B)**  
Site Area: 2398m<sup>2</sup>

**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): 31,237m<sup>2</sup>
- Deep Soil: n/a
- Car Spaces provided: 234

**Area Summary:**

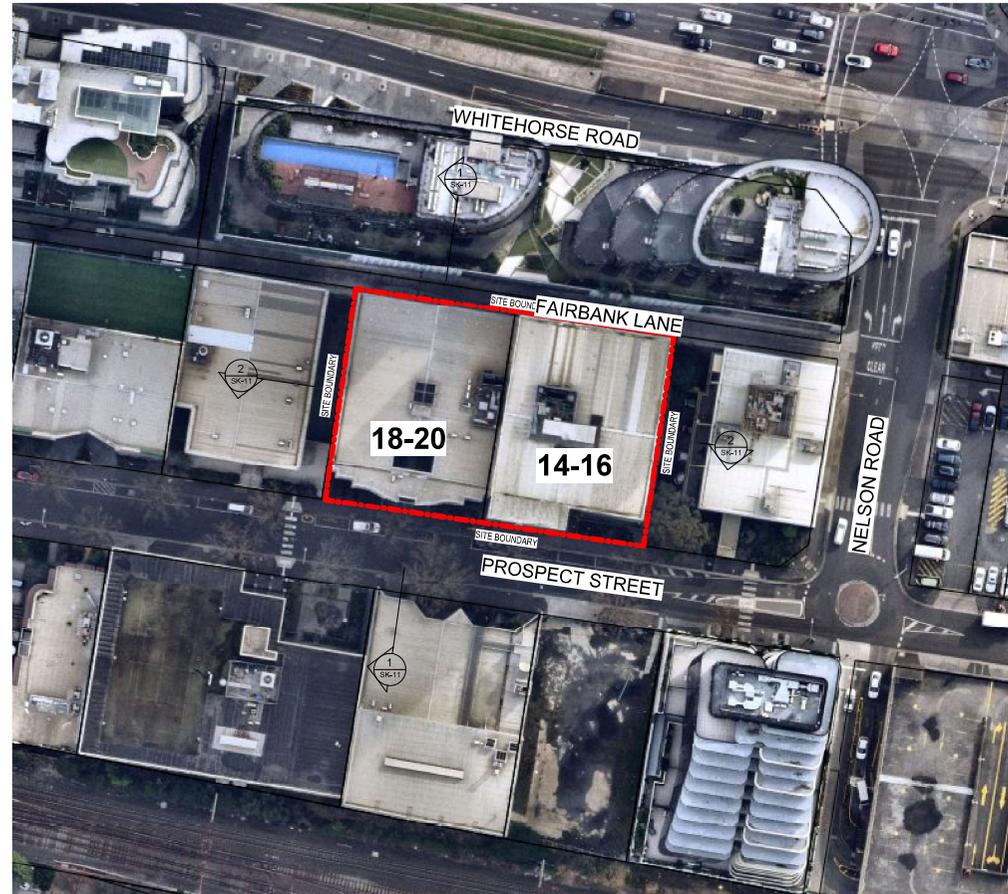
- Retail (NLA): 656m<sup>2</sup>
- Office (NLA): 5,295m<sup>2</sup>
- Residential (NSA)\*: 18,296m<sup>2</sup>
- Basement (GBA): 8,962m<sup>2</sup>

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

- Built Form Envelope FAR\*: 14.8

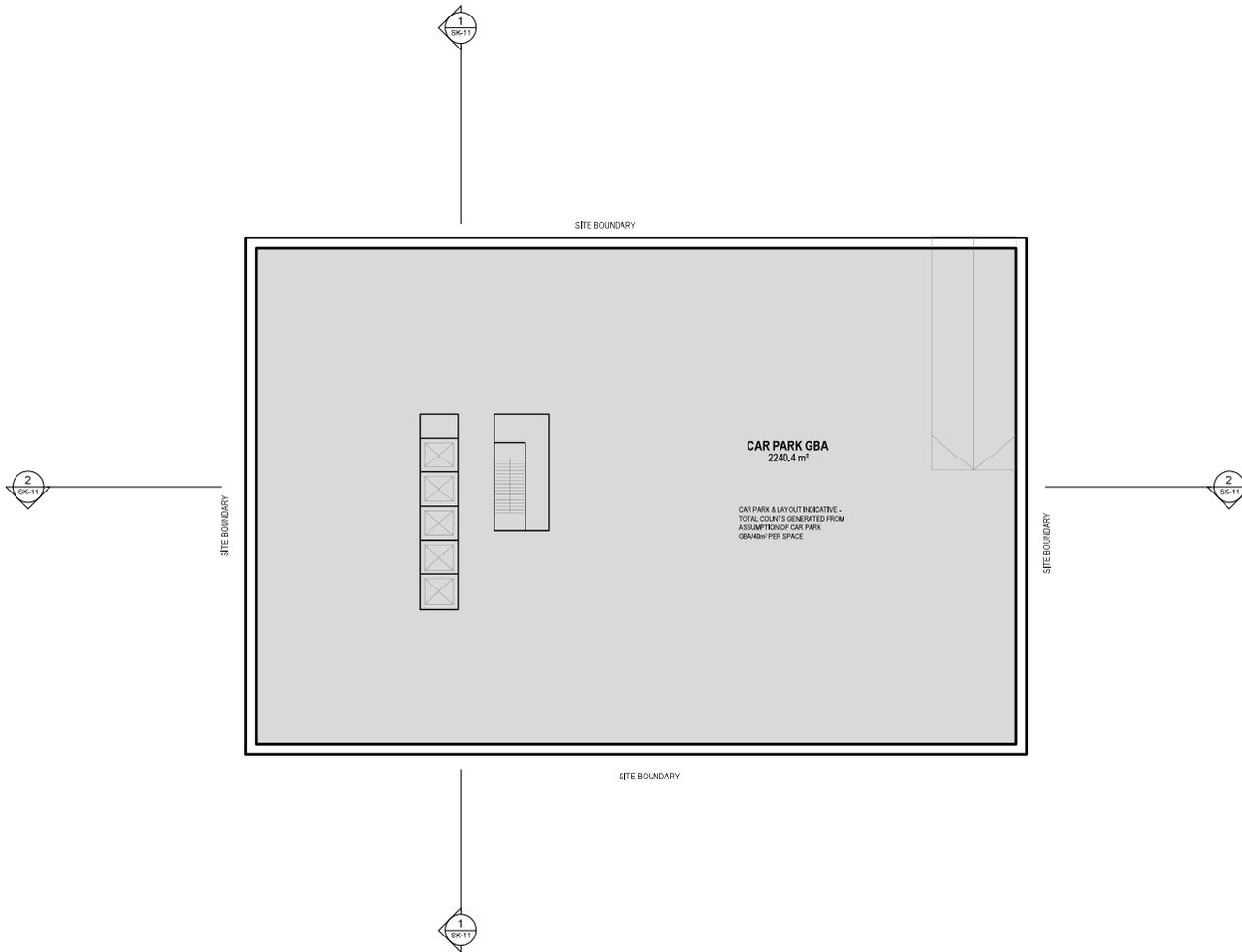
\*Built Form Envelope FAR uses floor to floor heights of the proposed scheme above. FAR could vary dependant on alternate proposed building use, use mix, and subsequent floor to floor heights.

\*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  
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**SCHEME 1 - BOX HILL - UPLIFT SCHEME**



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| <b>Melbourne</b>   | <b>Sydney</b>   | <b>Brisbane</b>   | <b>Canberra</b>  |
| Level 1<br>250 Pittwater Lane<br>Melbourne VIC 3000<br>T +61 3 9939 3844 | Ground Floor<br>1147 Bankers Quay<br>Sydney NSW 1515<br>T +61 2 9669 9229 | Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3221 9921 | Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9466 8029 |

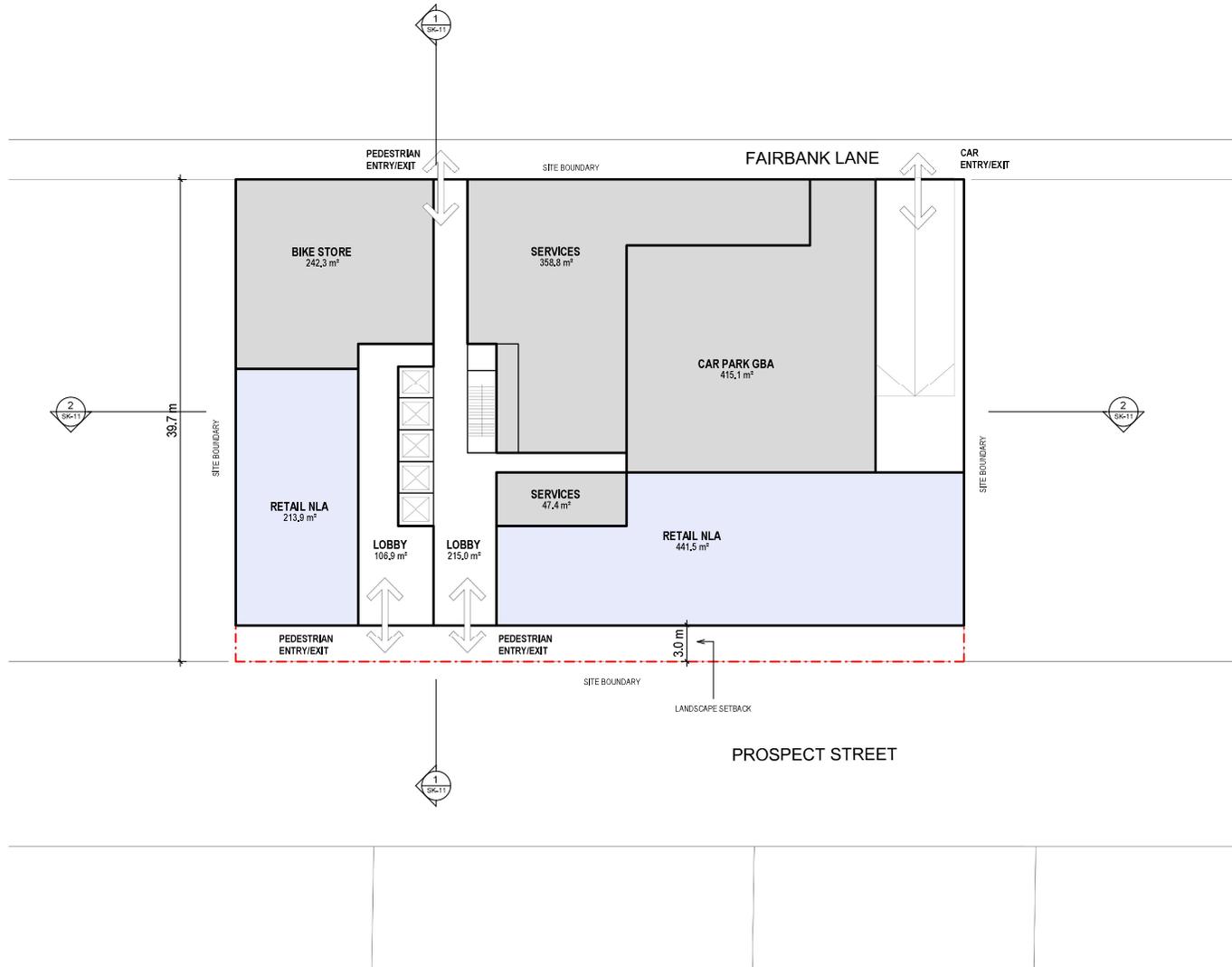
ABN: 84002910011 | Incorporated in Australia ACT | David Trotter 2723,  
 1000 OAKS STREET B229, 2520 - CHADSTONE VIC 3161, 041 94488 5555,  
 TAS: HAYBALL PT357, VIC: HAYBALL 20079

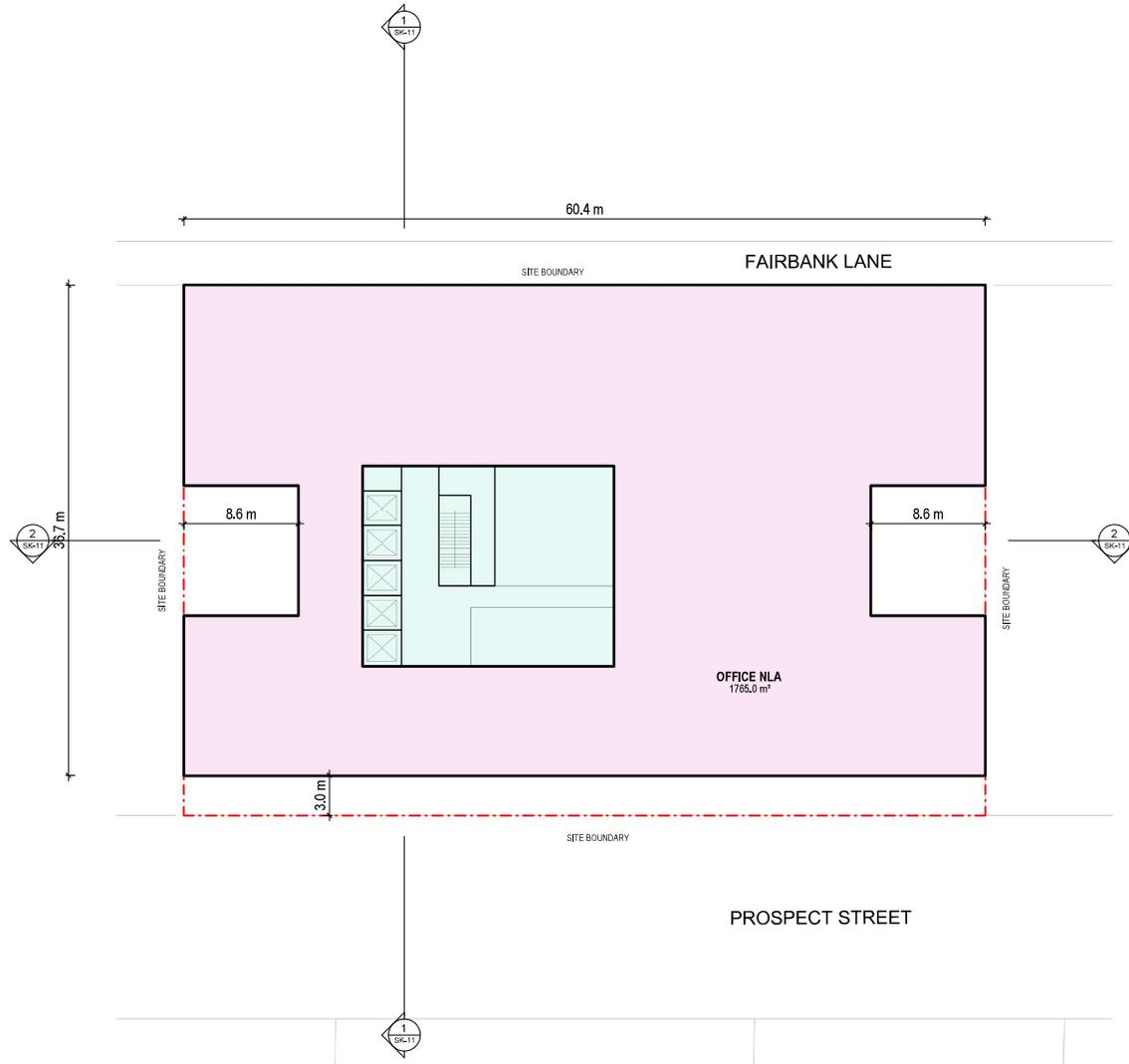
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| Drawing No     |          |
| <b>SK-03</b>   |          |





Project Title  
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|   |  |   |  |
|---|--|---|--|
| <b>Melbourne</b>  | <b>Sydney</b>  | <b>Brisbane</b>   | <b>Canberra</b>  |
| Level 1<br>250 Finner Lane<br>Melbourne VIC 3000<br>T +61 3 9939 3844 | Corner Hill<br>1147 Bankers Quay<br>Sydney NSW 2010<br>T +61 2 9669 9229 | Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3221 9921 | Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9466 9229 |

ABN: 84002916311 Melbourne/ACT: David Trickett (272),  
 NSW: David Trickett (229), QLD: Chris Brown (481), SA: Michael Ellis,  
 TAS: Hayball (337), VIC: Hayball (2072)

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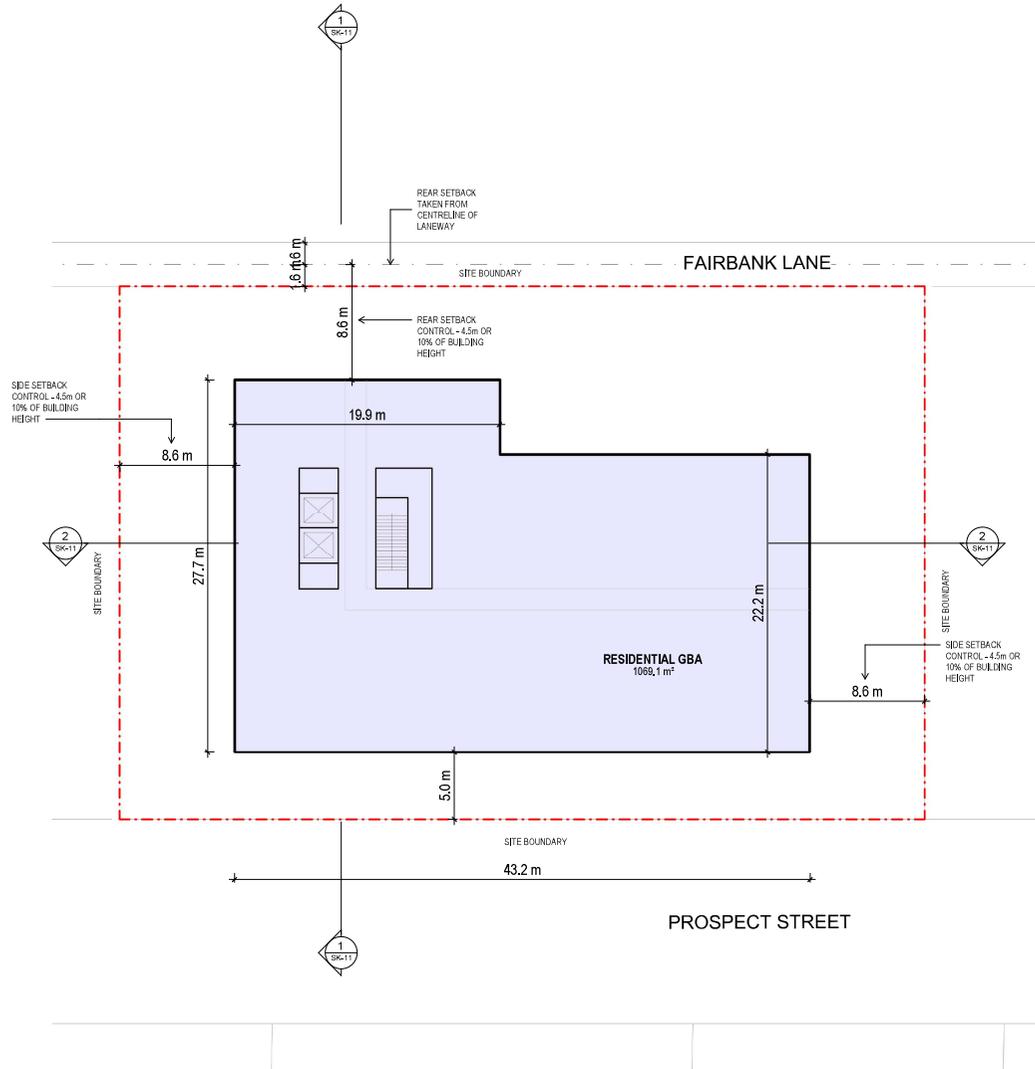
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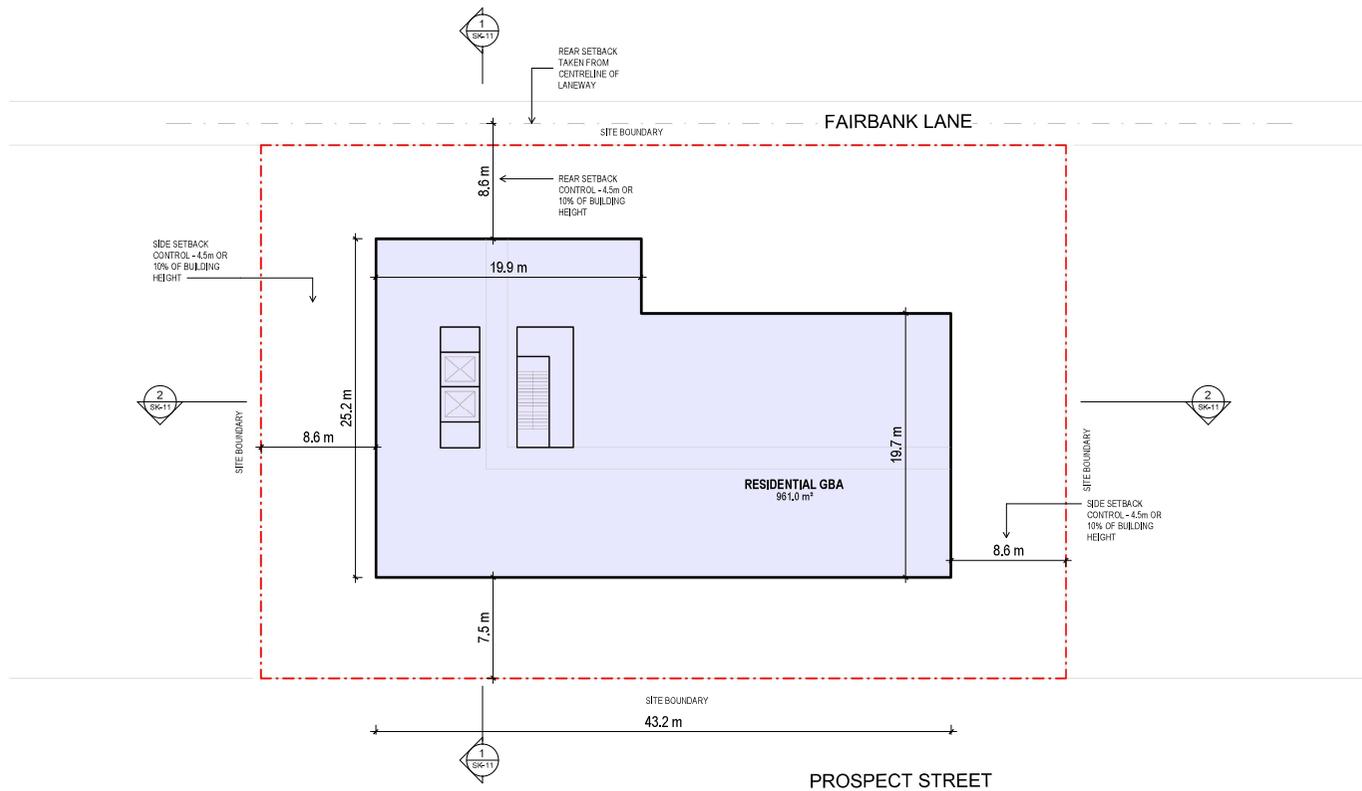
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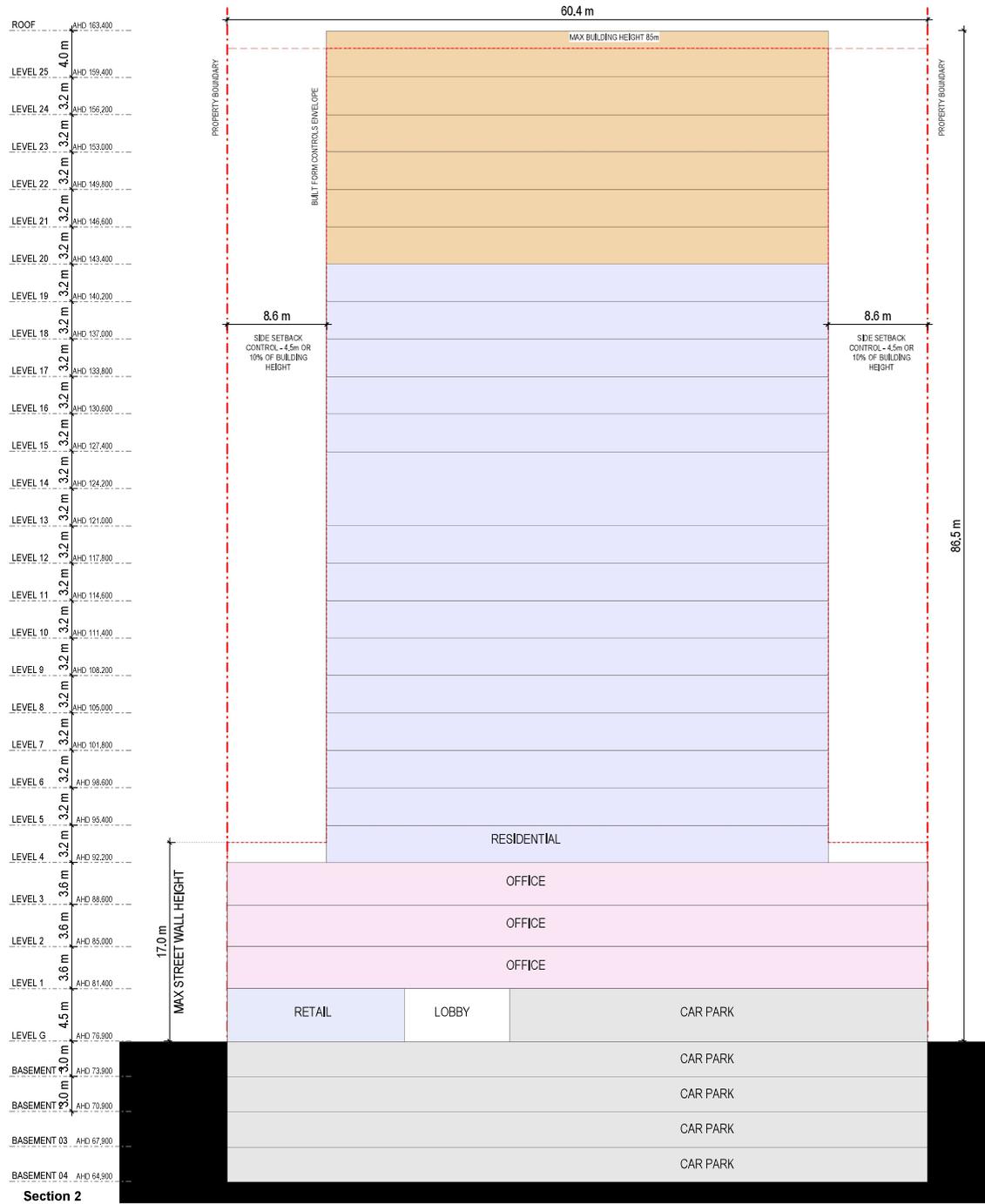
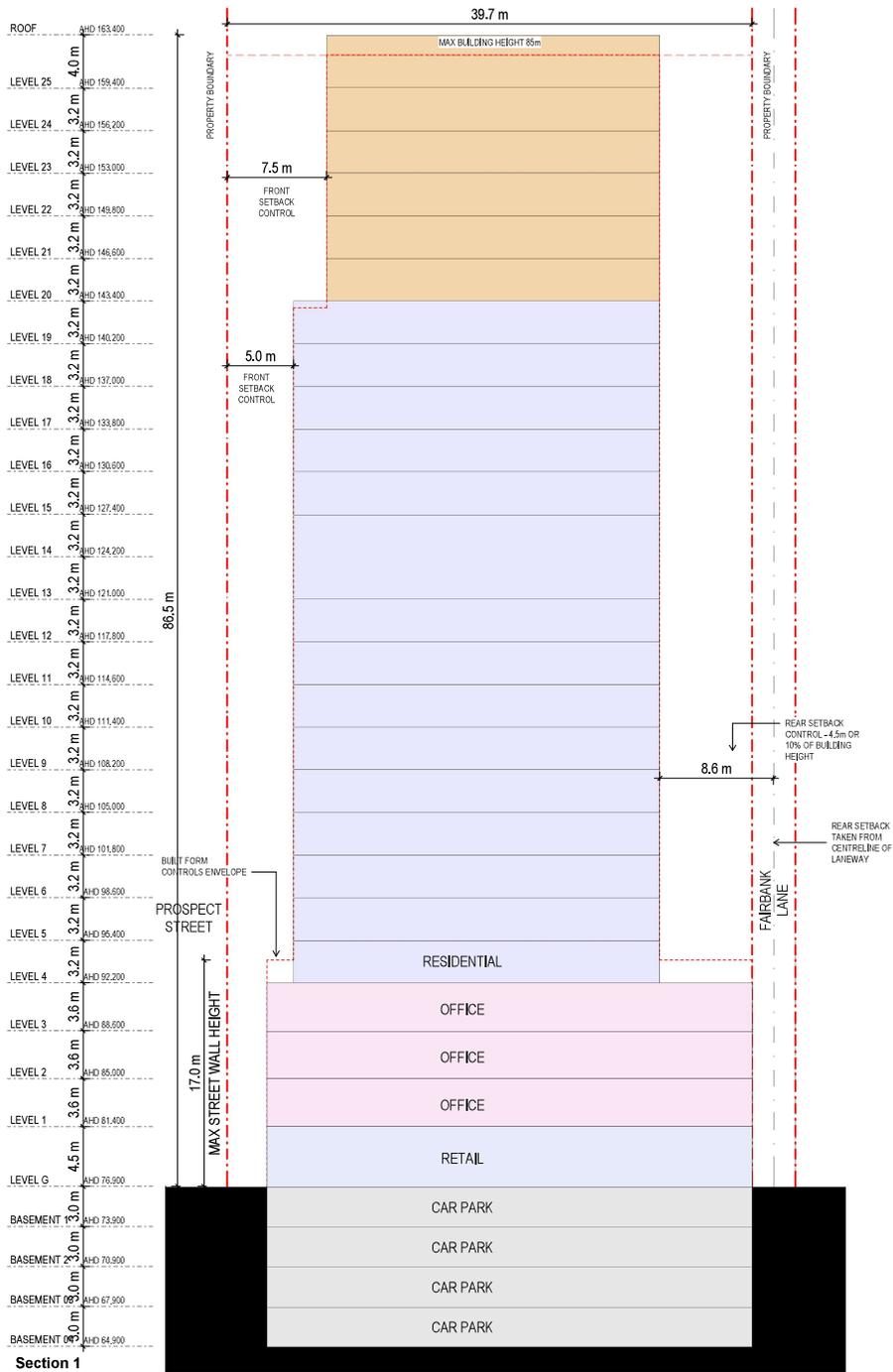
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| <b>Drawing No</b> |                 |
| <b>SK-05</b>      |                 |

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







Project Title  
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SCHEME 1 - BOX HILL - UPLIFT SCHEME



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Level 1 250 Queen Street Brisbane QLD 4000  
Level 1 2211 Anson Street Canberra ACT 2600  
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ABN: 84202345111 Hayball Architecture Pty Ltd  
1000 OAKS TRUST PTY LTD 1000 OAKS TRUST PTY LTD  
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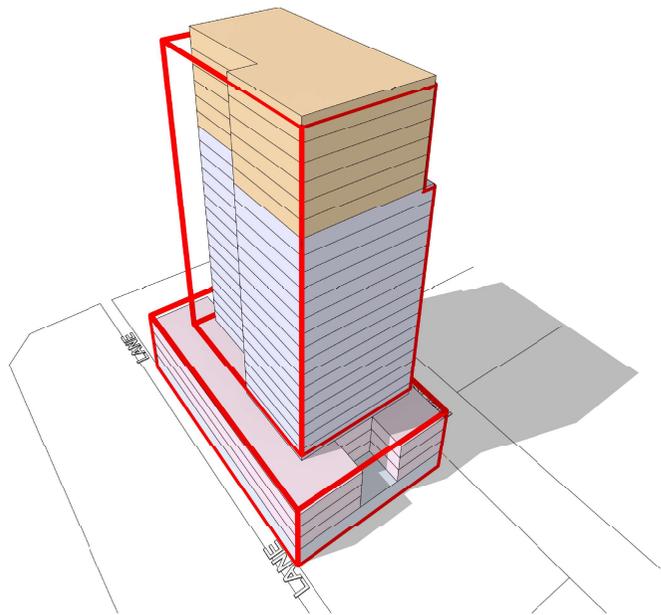
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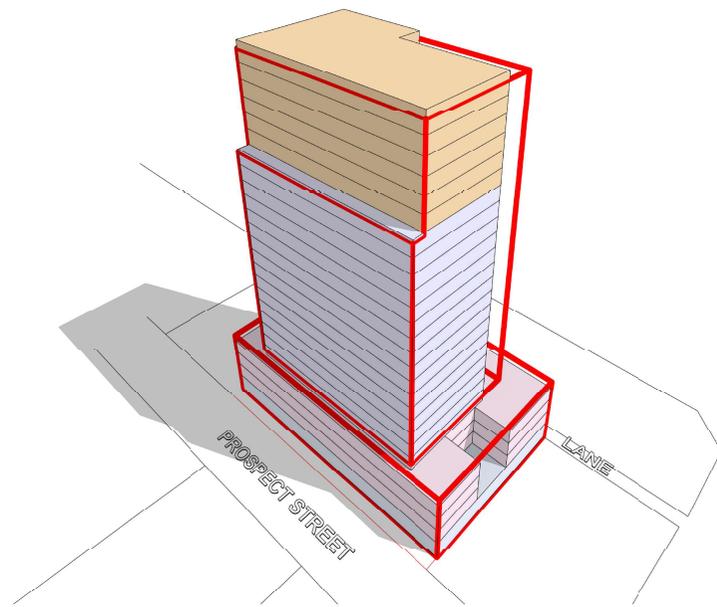
# Legend

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

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| <b>Project Title</b><br>S.R.L.<br>SCHEME 1 - BOX HILL - UPLIFT SCHEME |  |  |  |  |  | <b>Melbourne</b><br>Level 1<br>250 Fintona Lane<br>Melbourne VIC 3000<br>T +61 3 9599 3844 | <b>Sydney</b><br>Overlay Floor<br>1147 Bankstown Street<br>Sydney NSW 1515<br>T +61 2 9669 9329 | <b>Brisbane</b><br>Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3221 9821 | <b>Canberra</b><br>Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9466 8529 | <b>Drawn By</b><br>Checked By<br>Date Printed<br>Scale | <b>Author</b><br>Checked By<br>24/02/2025 3:10:06 PM<br>1:200 A1 | <b>Rev</b> <b>Date</b> <b>Description</b> | <b>Drawing Title</b><br>3D VIEWS | <b>Status</b> | <b>Project No</b><br><b>2751.02</b><br><b>Drawing No</b><br><b>SK-13</b> | <b>Revision</b> |
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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: 1199m<sup>2</sup>

**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): 11,904m<sup>2</sup>
- Deep Soil: n/a
- Car Spaces provided: 95

**Area Summary:**

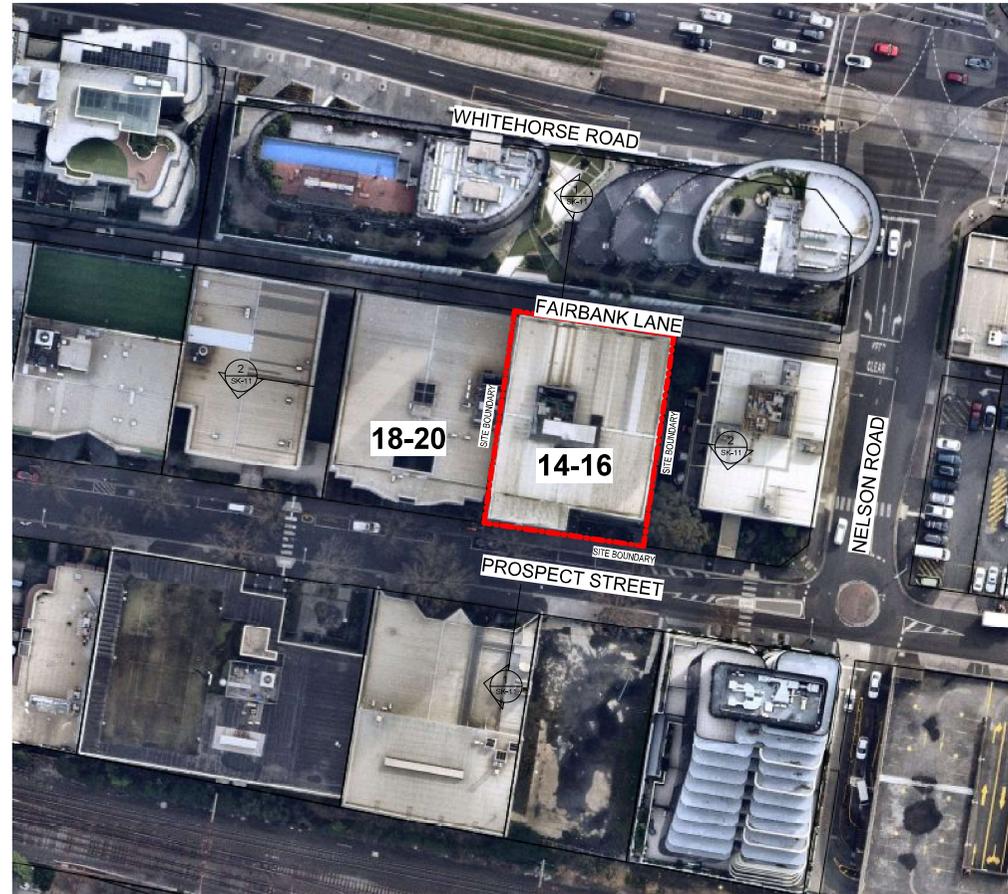
- Retail (NLA): 361m<sup>2</sup>
- Office (NLA): 2,691m<sup>2</sup>
- Residential (NSA)\*: 6,186m<sup>2</sup>
- Basement (GBA): 3,815m<sup>2</sup> (3.5 Levels)

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

- Built Form Envelope FAR\*: 10.6

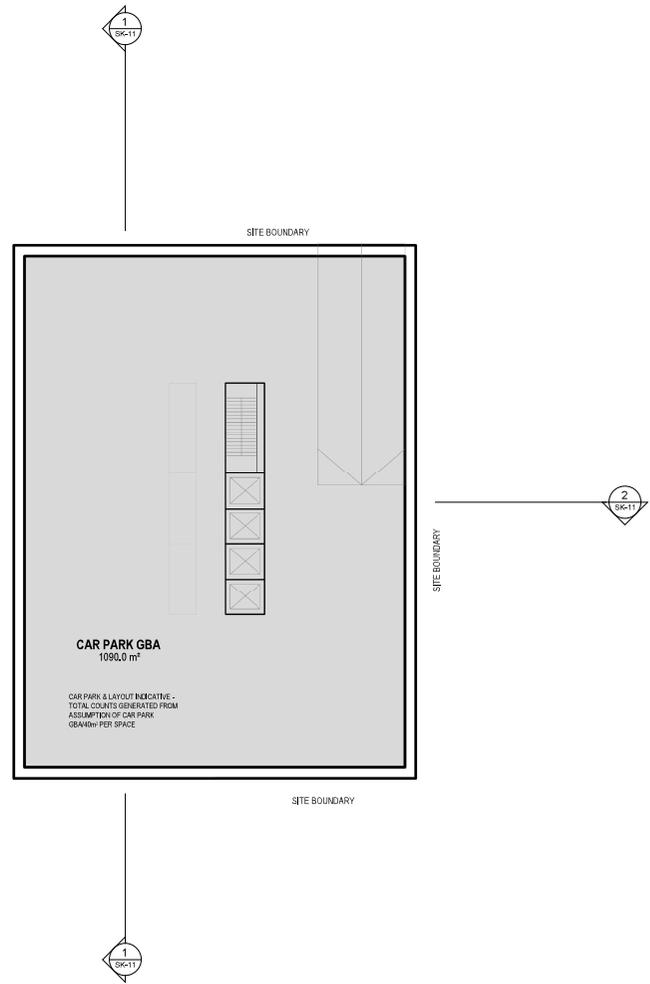
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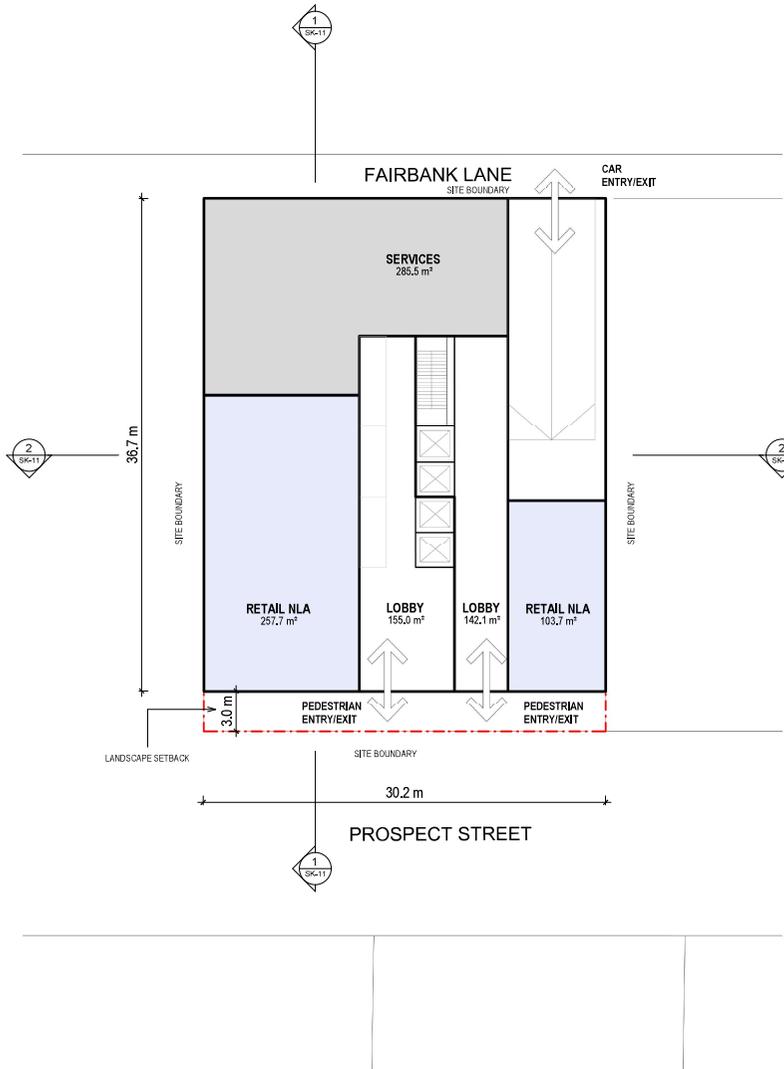
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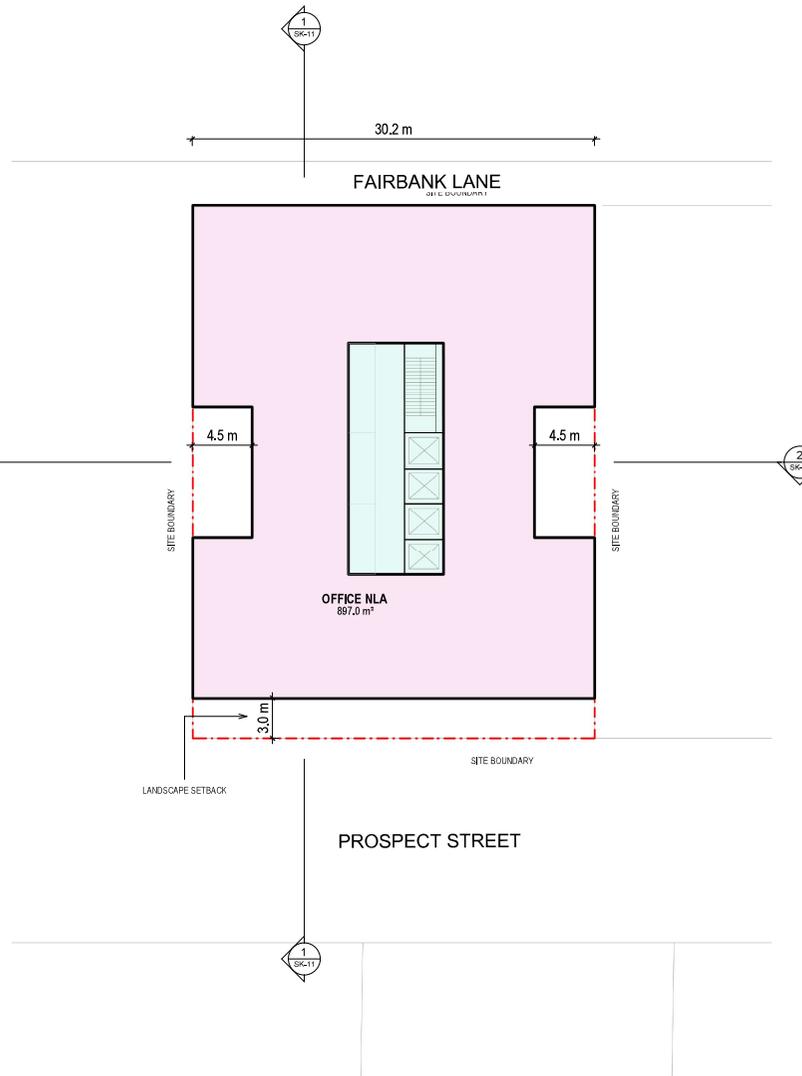


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Project Title  
S.R.L.  
SCHEME 2 - BOX HILL - COMPLIANT SCHEME



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|---|--|---|--|
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| Level 1<br>250 Finner Lane<br>Melbourne VIC 3000<br>T +61 3 9939 3844 | Corner Roper<br>1147 Ransington Street<br>Sydney NSW 1515<br>T +61 2 9669 9329 | Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3231 9821 | Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9466 9329 |

ALN 8400394361 Notwithstanding to the ACT, David Toomey 3723,  
10200 OAKS TERRACE #229, 2520 - CHOW BERRY ROAD, 1501, HAYBALL 20072  
TAS: Hayball 7337, VIC: Hayball 20072

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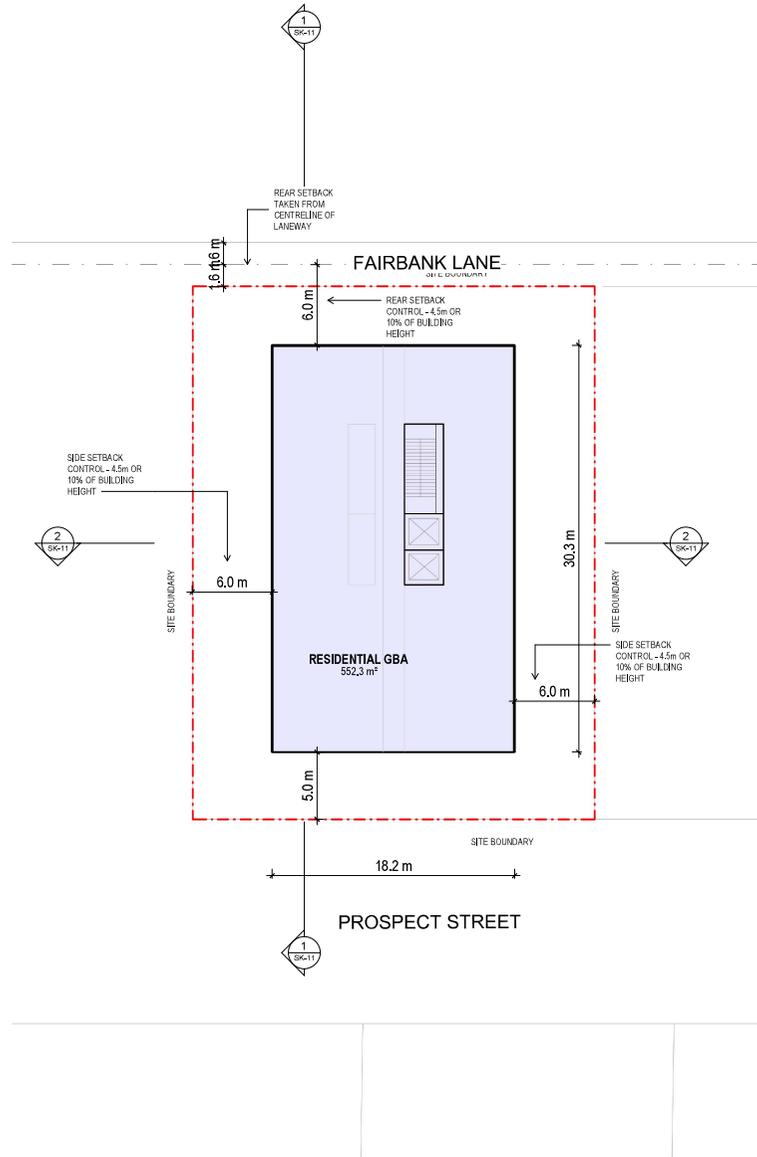
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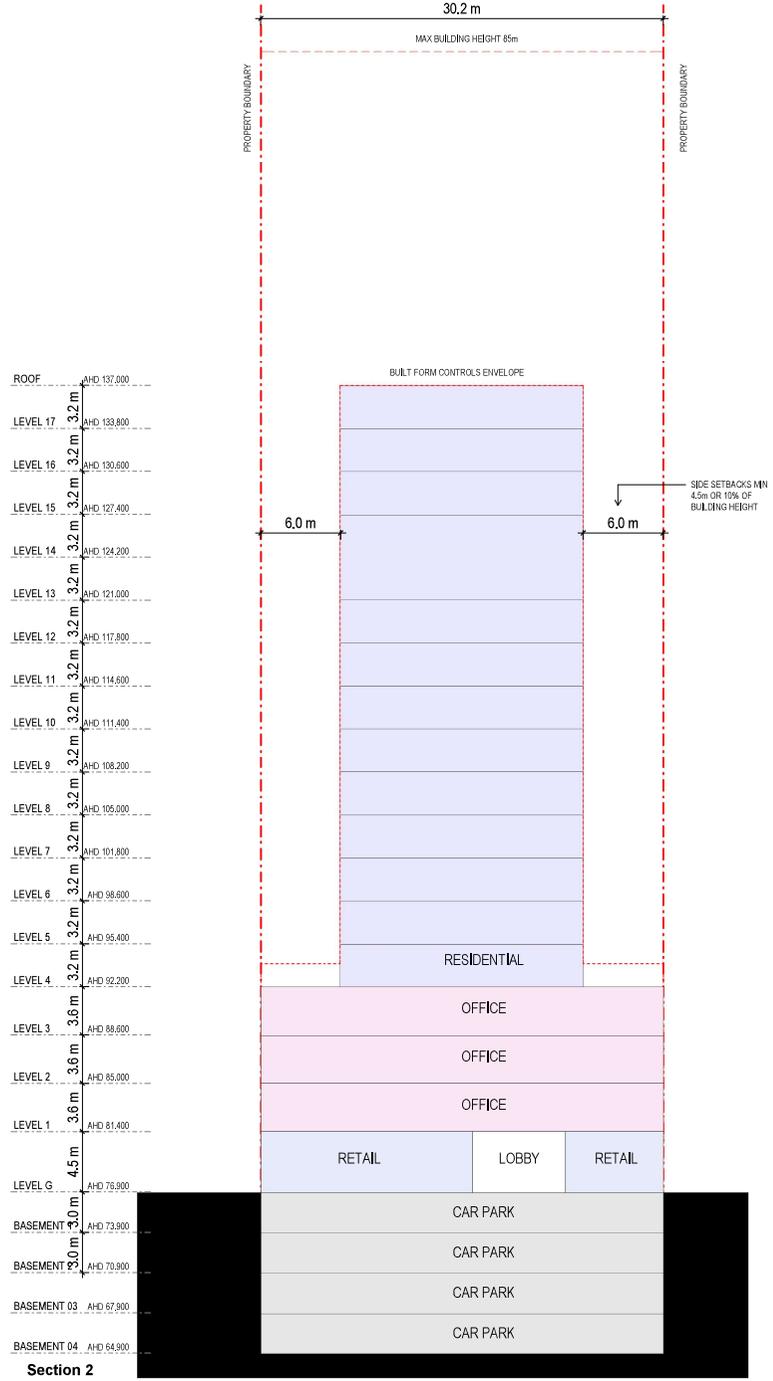
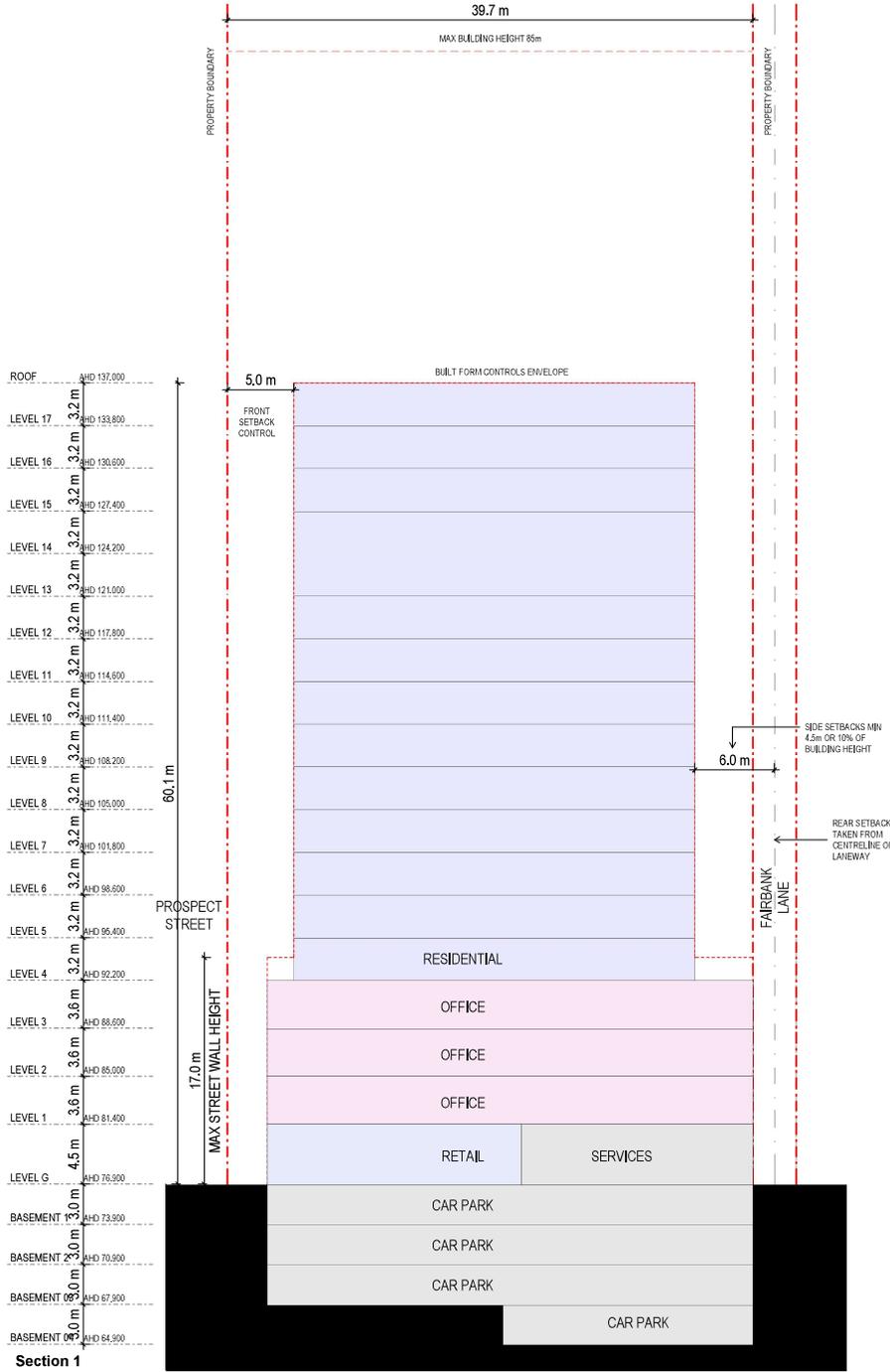
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**Drawing Title**  
LEVEL 1-3 PLAN

**Status**

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



Melbourne Sydney Brisbane Canberra  
Level 11 250 Pittwater Lane Melbourne VIC 3000  
Level 11 117 Barangaroo Street Sydney NSW 1510  
Level 11 250 Queen Street Brisbane QLD 4000  
Level 11 211 Union Street Canberra ACT 2600  
T +61 3 9939 3844 T +61 2 9669 9229 T +61 7 3221 9921 T +61 2 9466 9229  
ABN: 840029161 Hayball Architecture ACT: David Trotter 2720,  
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Drawing Title  
SECTIONS SHEET 1

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2751.02  
Drawing No  
SK-11

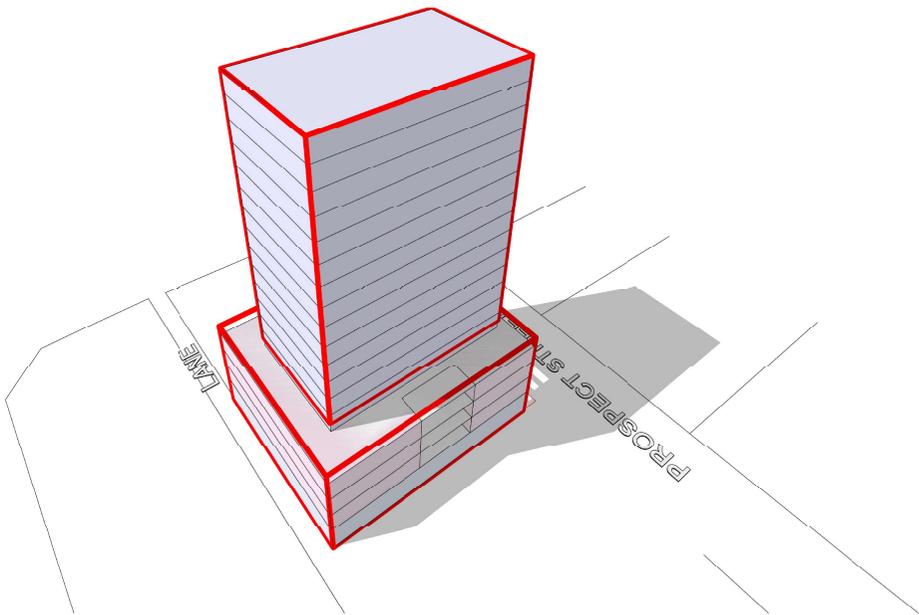
Revision

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

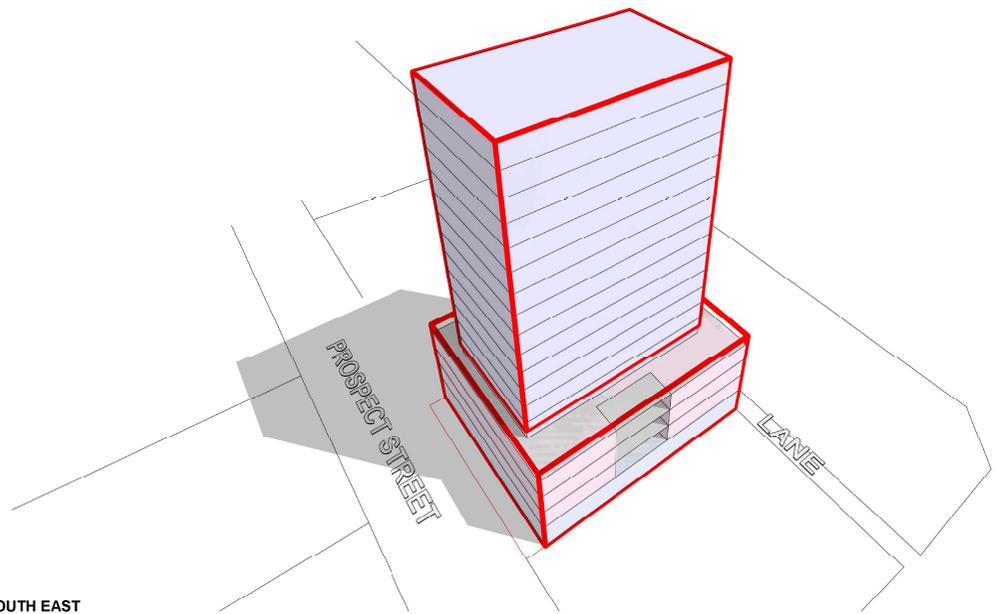
# Legend

- Compliant Residential Envelope
- Compliant Commercial Envelope
- Compliant Retail/Services Envelope
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\*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

|  |  |   |  |               |                 |                 |   |  |   |  |   |                 |               |                   |                |                     |             |              |                    |  |            |             |                    |  |                      |               |   |                   |                 |
|--|--|---|--|---------------|-----------------|-----------------|---|--|---|--|---|-----------------|---------------|-------------------|----------------|---------------------|-------------|--------------|--------------------|--|------------|-------------|--------------------|--|----------------------|---------------|---|-------------------|-----------------|
| <b>Project Title</b><br>S.R.L.<br>SCHEME 2 - BOX HILL - COMPLIANT SCHEME |  | <table border="0" style="width: 100%;"> <tr> <td><b>Melbourne</b></td> <td><b>Sydney</b></td> <td><b>Brisbane</b></td> <td><b>Canberra</b></td> </tr> <tr> <td>Level 1<br/>250 Finner Lane<br/>Melbourne VIC 3000<br/>T +61 3 9939 3844</td> <td>Ground Floor<br/>1147 Bankers Quay<br/>Melbourne VIC 3000<br/>T +61 3 9669 9329</td> <td>Level 1<br/>205 Queen Street<br/>Brisbane QLD 4000<br/>T +61 7 3221 9821</td> <td>Level 1<br/>2211 Anson Street<br/>Canberra ACT 2601<br/>T +61 2 9466 8329</td> </tr> </table> | <b>Melbourne</b>   | <b>Sydney</b> | <b>Brisbane</b> | <b>Canberra</b> | Level 1<br>250 Finner Lane<br>Melbourne VIC 3000<br>T +61 3 9939 3844 | Ground Floor<br>1147 Bankers Quay<br>Melbourne VIC 3000<br>T +61 3 9669 9329 | Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3221 9821 | Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9466 8329 | <table border="0" style="width: 100%;"> <tr> <td><b>Drawn By</b></td> <td><b>Author</b></td> </tr> <tr> <td><b>Checked By</b></td> <td><b>Checked</b></td> </tr> <tr> <td><b>Date Printed</b></td> <td><b>Date</b></td> </tr> <tr> <td><b>Scale</b></td> <td><b>Description</b></td> </tr> </table> | <b>Drawn By</b> | <b>Author</b> | <b>Checked By</b> | <b>Checked</b> | <b>Date Printed</b> | <b>Date</b> | <b>Scale</b> | <b>Description</b> | <table border="0" style="width: 100%;"> <tr> <td><b>Rev</b></td> <td><b>Date</b></td> <td><b>Description</b></td> </tr> </table> | <b>Rev</b> | <b>Date</b> | <b>Description</b> | <table border="0" style="width: 100%;"> <tr> <td><b>Drawing Title</b></td> <td><b>Status</b></td> </tr> </table> | <b>Drawing Title</b> | <b>Status</b> | <table border="0" style="width: 100%;"> <tr> <td><b>Project No</b></td> <td><b>Revision</b></td> </tr> </table> | <b>Project No</b> | <b>Revision</b> |
| <b>Melbourne</b>   | <b>Sydney</b>  | <b>Brisbane</b>   | <b>Canberra</b>  |               |                 |                 |   |  |   |  |   |                 |               |                   |                |                     |             |              |                    |  |            |             |                    |  |                      |               |   |                   |                 |
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| <b>Drawn By</b>  | <b>Author</b>  |   |  |               |                 |                 |   |  |   |  |   |                 |               |                   |                |                     |             |              |                    |  |            |             |                    |  |                      |               |   |                   |                 |
| <b>Checked By</b>  | <b>Checked</b>   |   |  |               |                 |                 |   |  |   |  |   |                 |               |                   |                |                     |             |              |                    |  |            |             |                    |  |                      |               |   |                   |                 |
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| <b>Project No</b>  | <b>Revision</b>  |   |  |               |                 |                 |   |  |   |  |   |                 |               |                   |                |                     |             |              |                    |  |            |             |                    |  |                      |               |   |                   |                 |
|  |  |   |  |               |                 | 3D VIEWS        |   |  | <b>2751.02</b><br>Drawing No<br><b>SK-13</b>                          |  |   |                 |               |                   |                |                     |             |              |                    |  |            |             |                    |  |                      |               |   |                   |                 |

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# Scheme 3 - Box Hill Compliant Scheme

**Central Core and Central Flanks (Area C)**  
Site Area: 1209m<sup>2</sup>

**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): 348m<sup>2</sup>
- Office (NLA): 1854m<sup>2</sup>
- Residential (NSA)\*: 4573m<sup>2</sup>

\*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 dependent on alternate proposed building use, use mix, and subsequent floor 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.

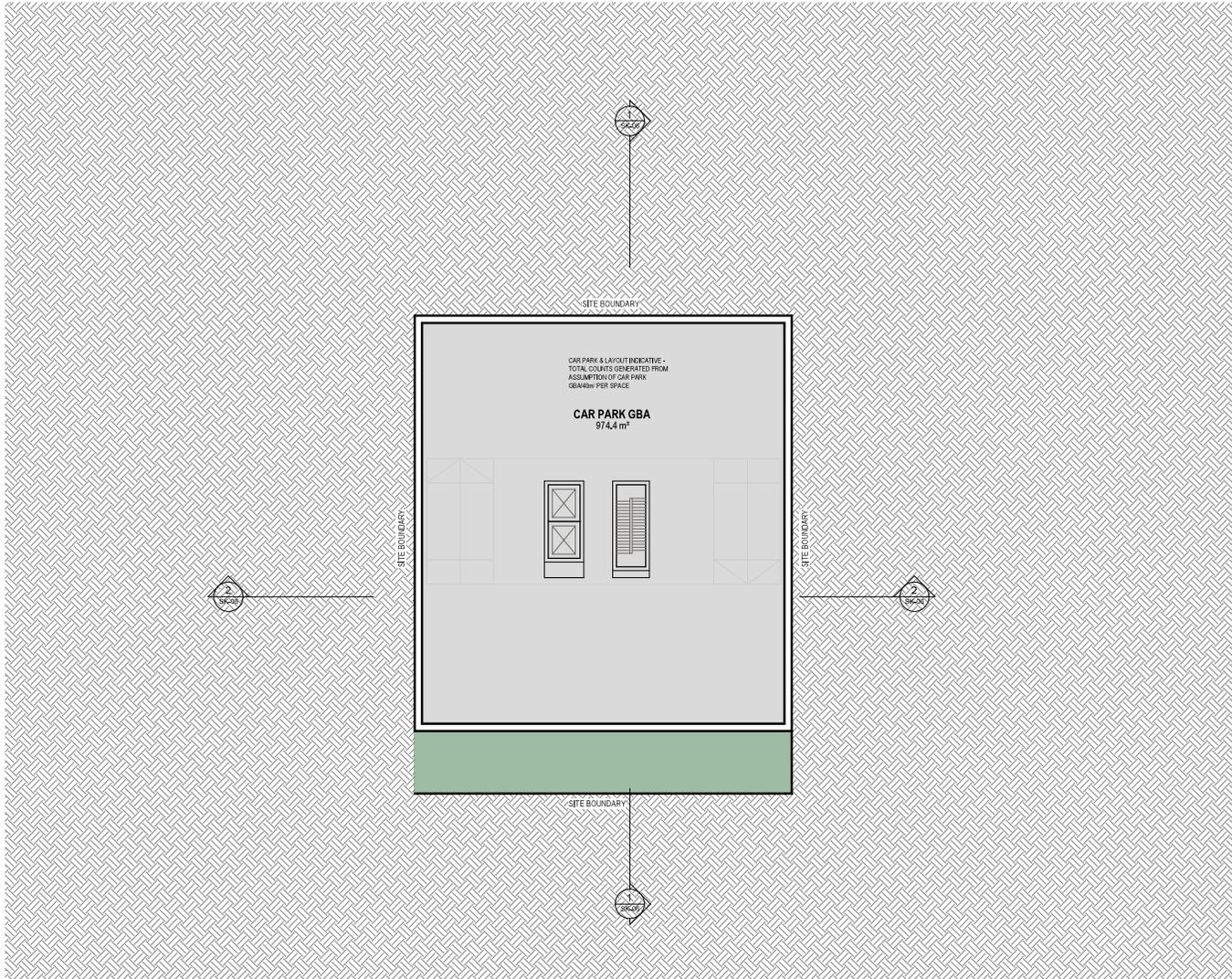
All areas and measurements shown are rounded to the nearest whole number.

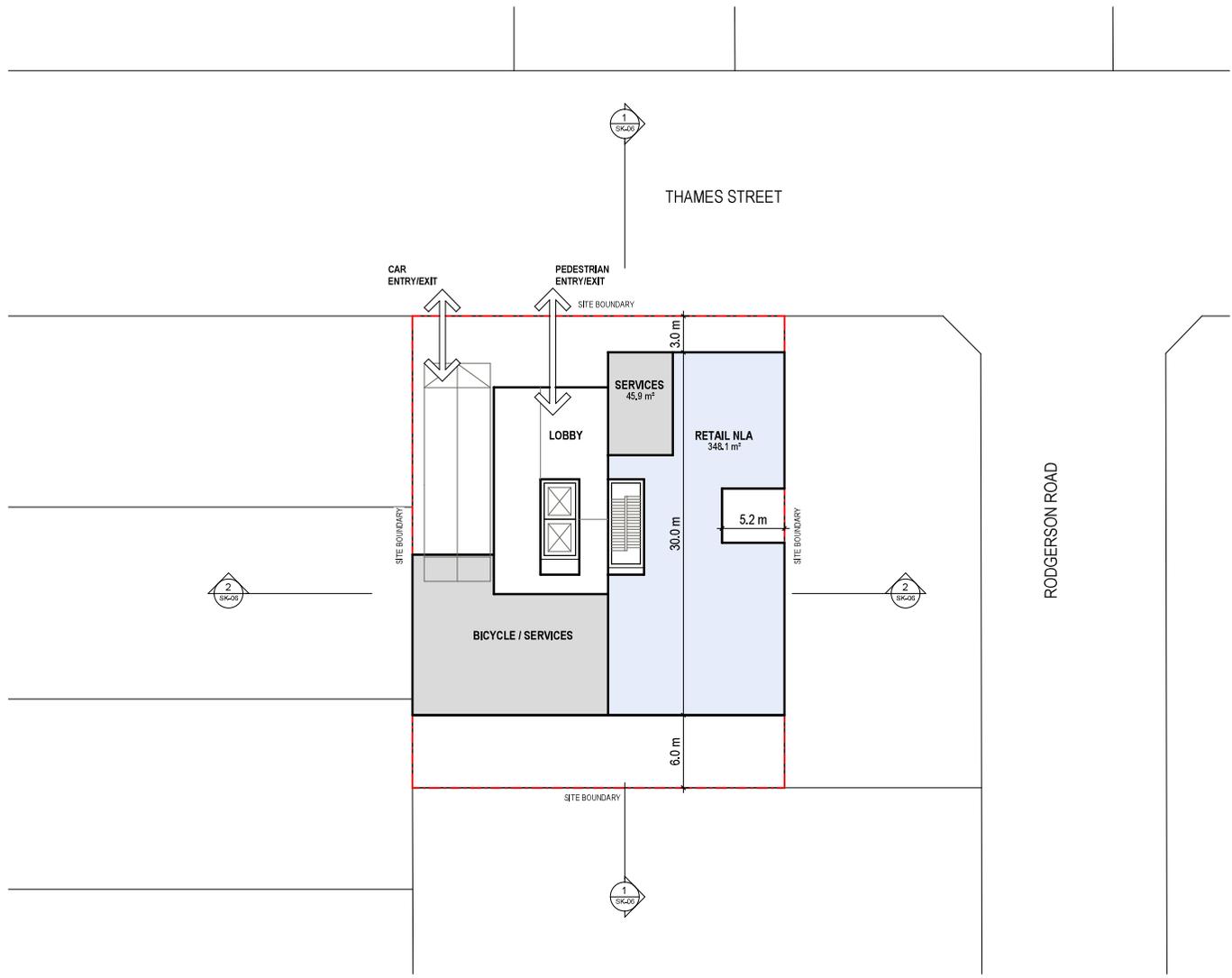
All areas shown have generally been measured from drawings produced at the yield study stage and are approximate and for illustrative purposes only.

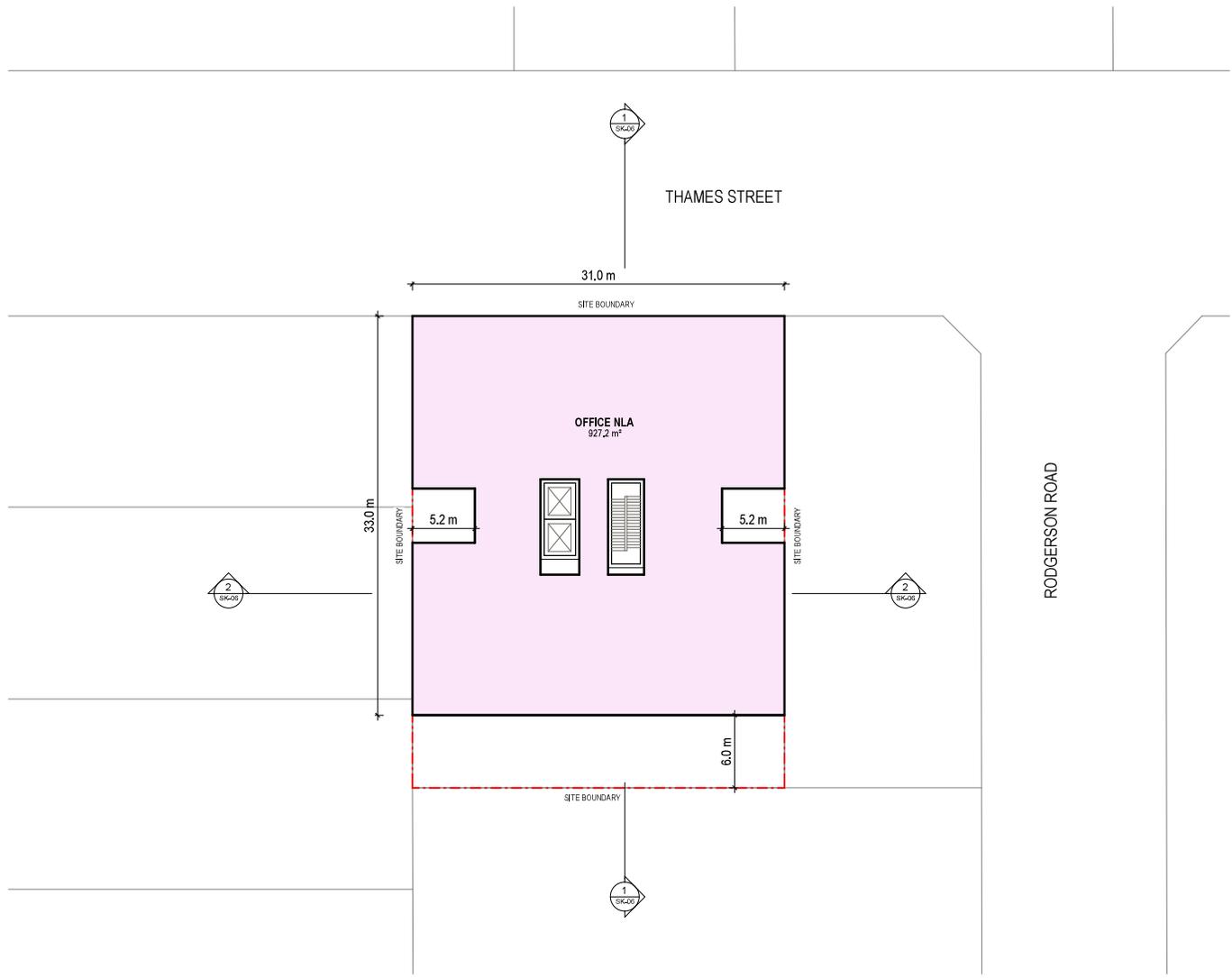
Further development of this design will require information produced by a number of specialist consultants.

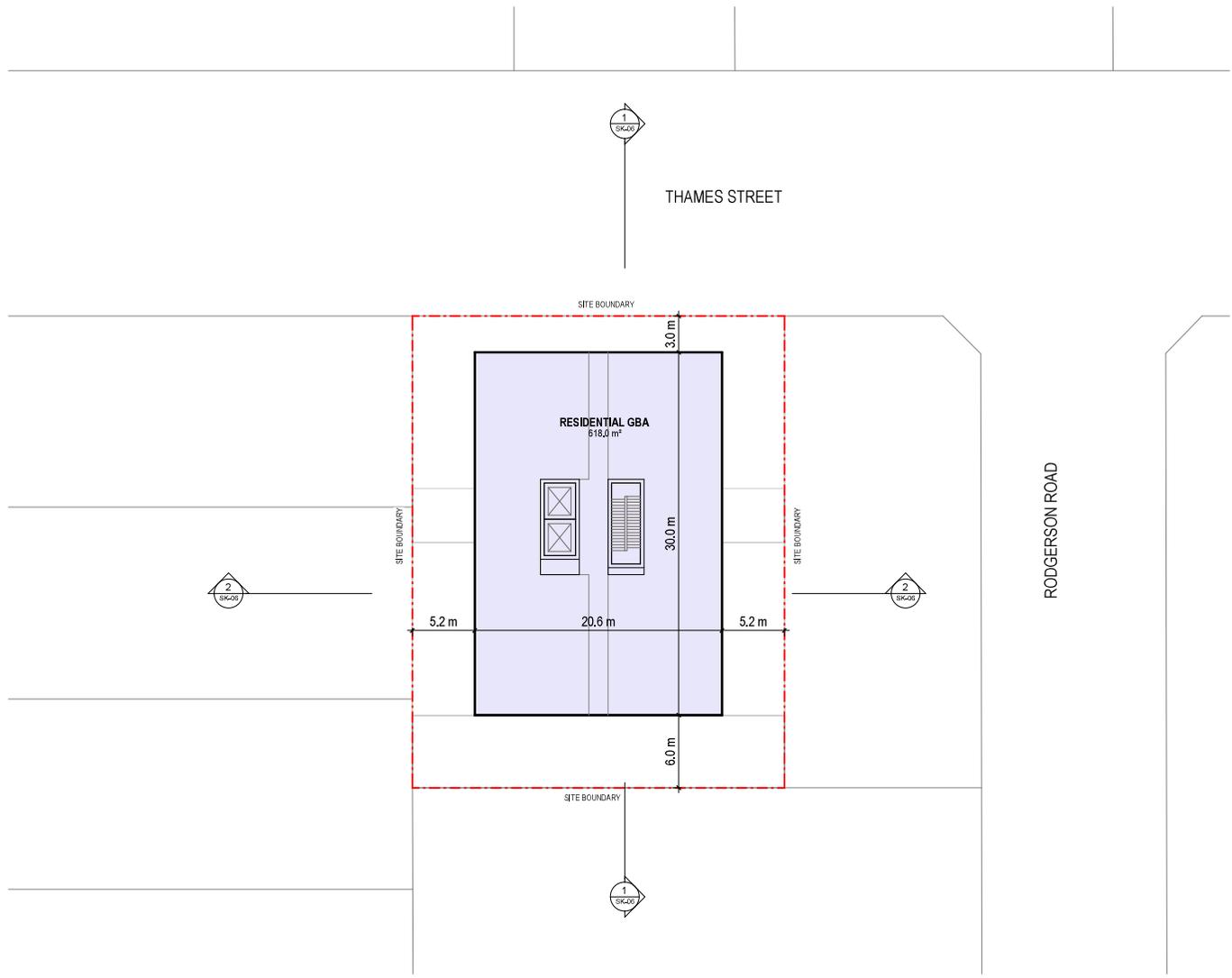
This information, together with other considerations, such as the requirements of relevant statutory authorities, construction tolerances and the like, and/or changes requested by the client, may result in significant changes to the information presented.

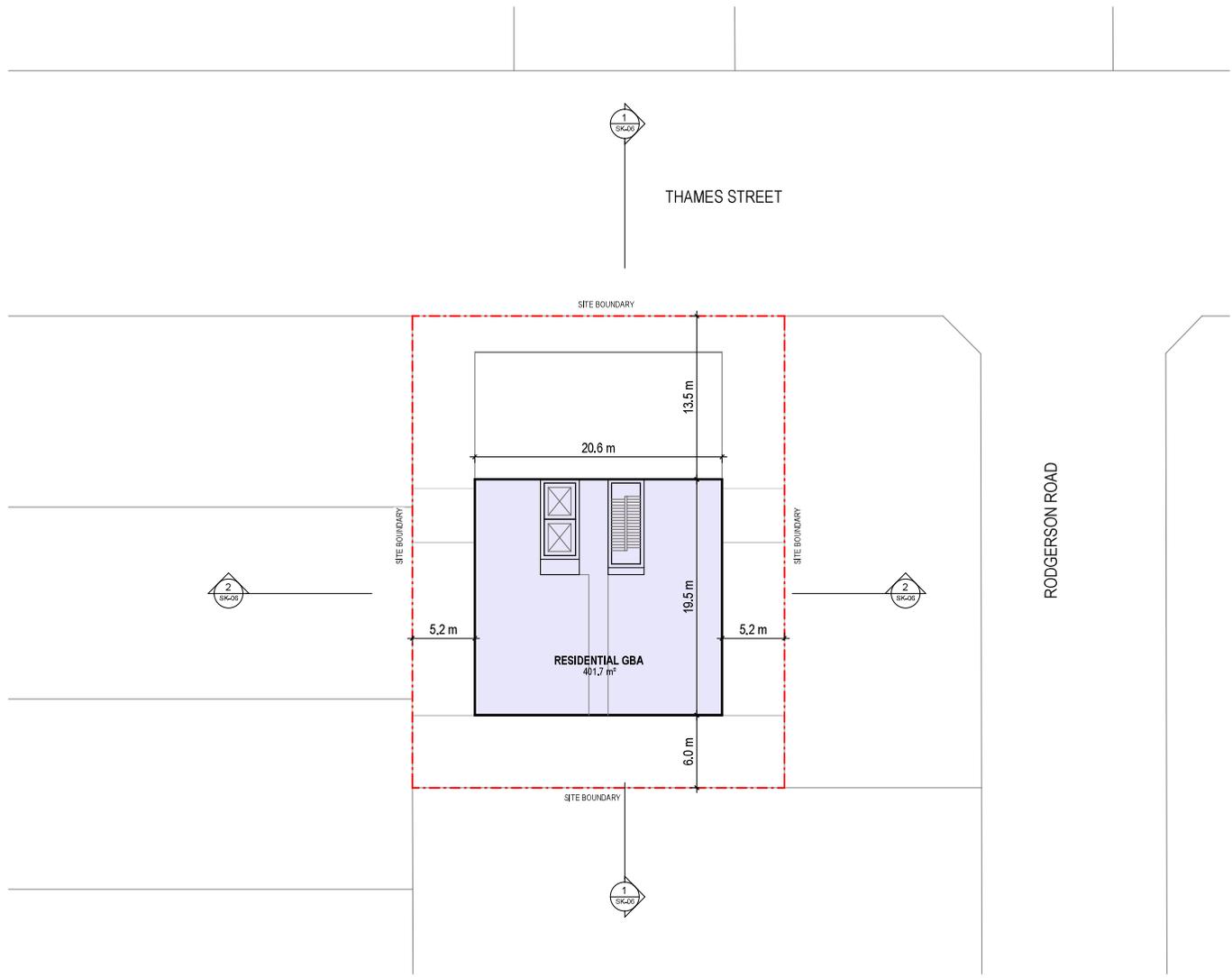
Hayball accepts no legal responsibilities for any decision, commercial or otherwise, made on the basis of the information presented.

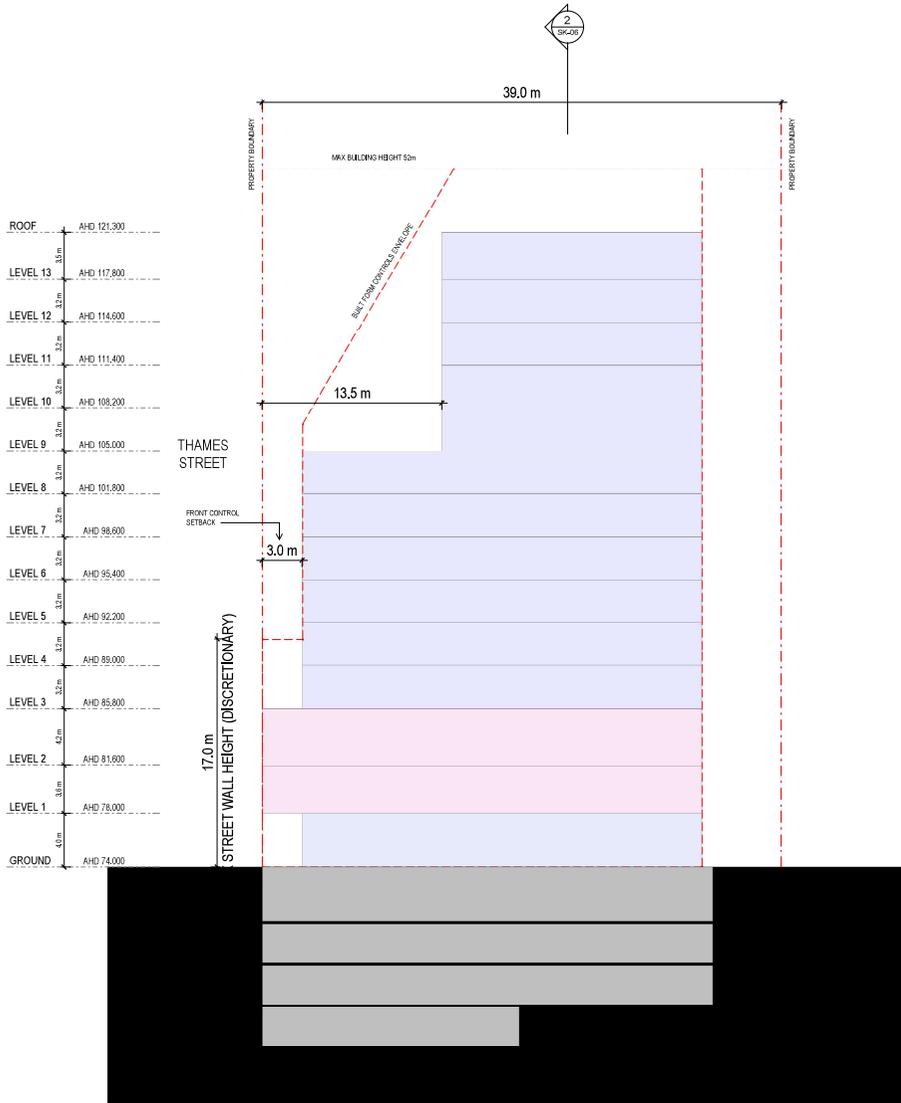




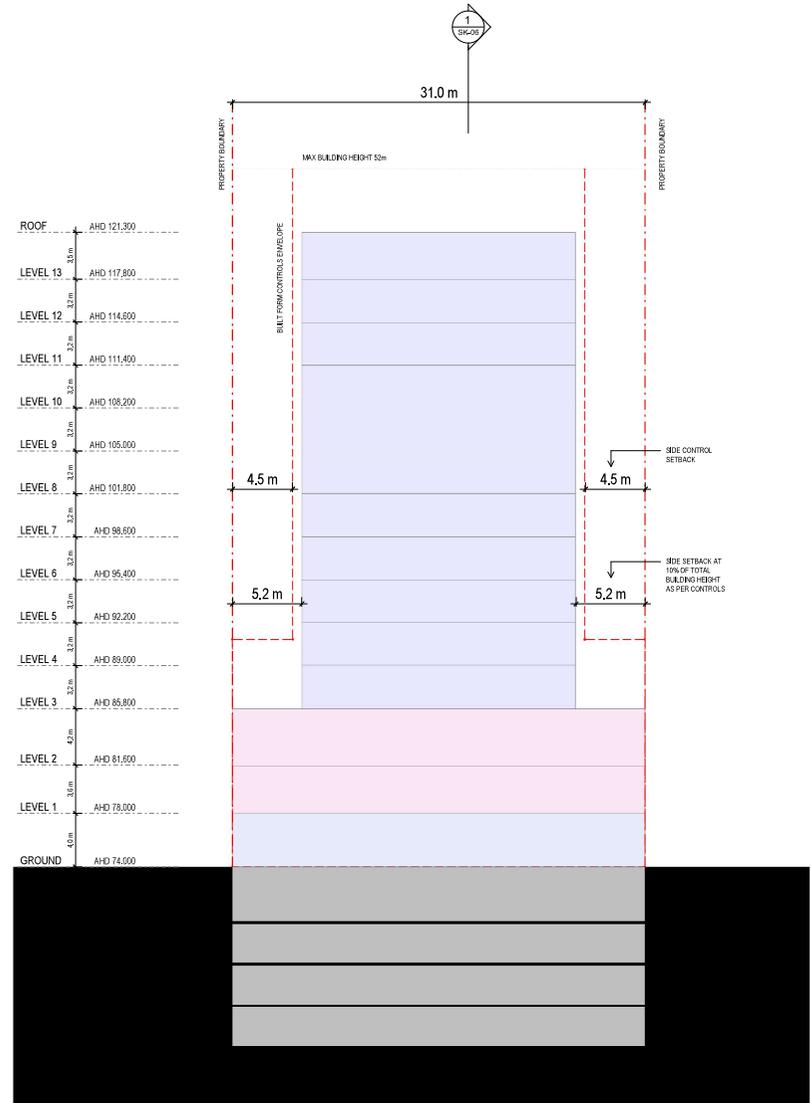








Section 1

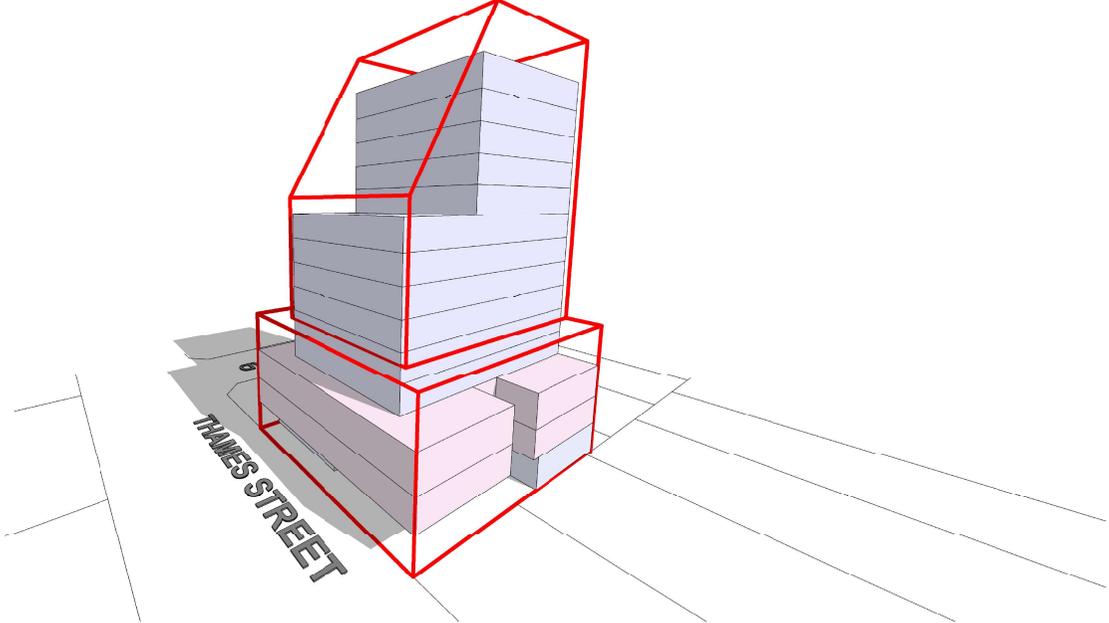


Section 2

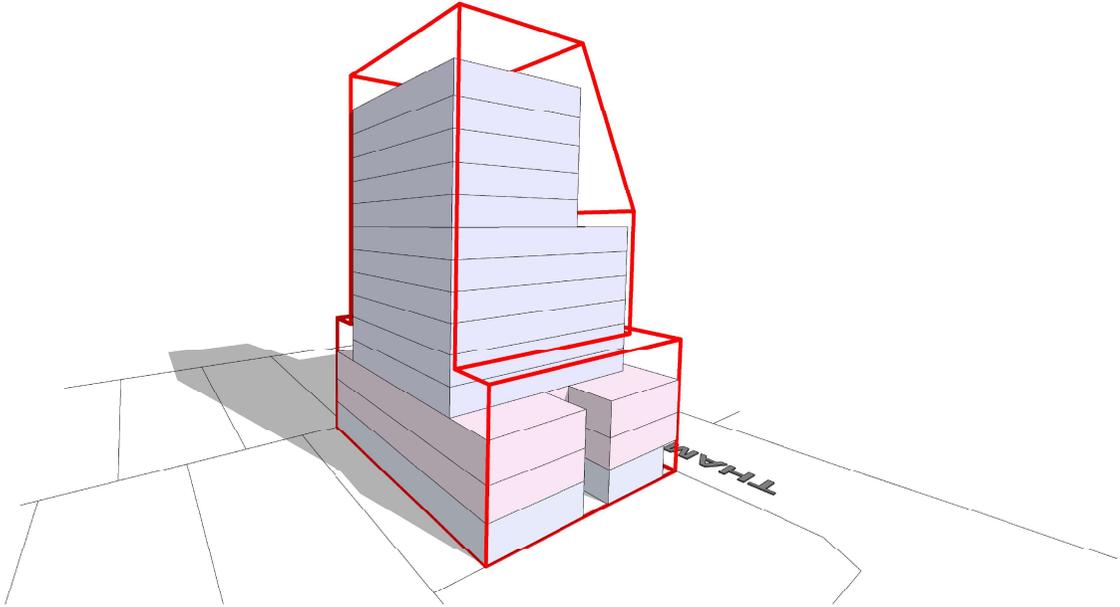
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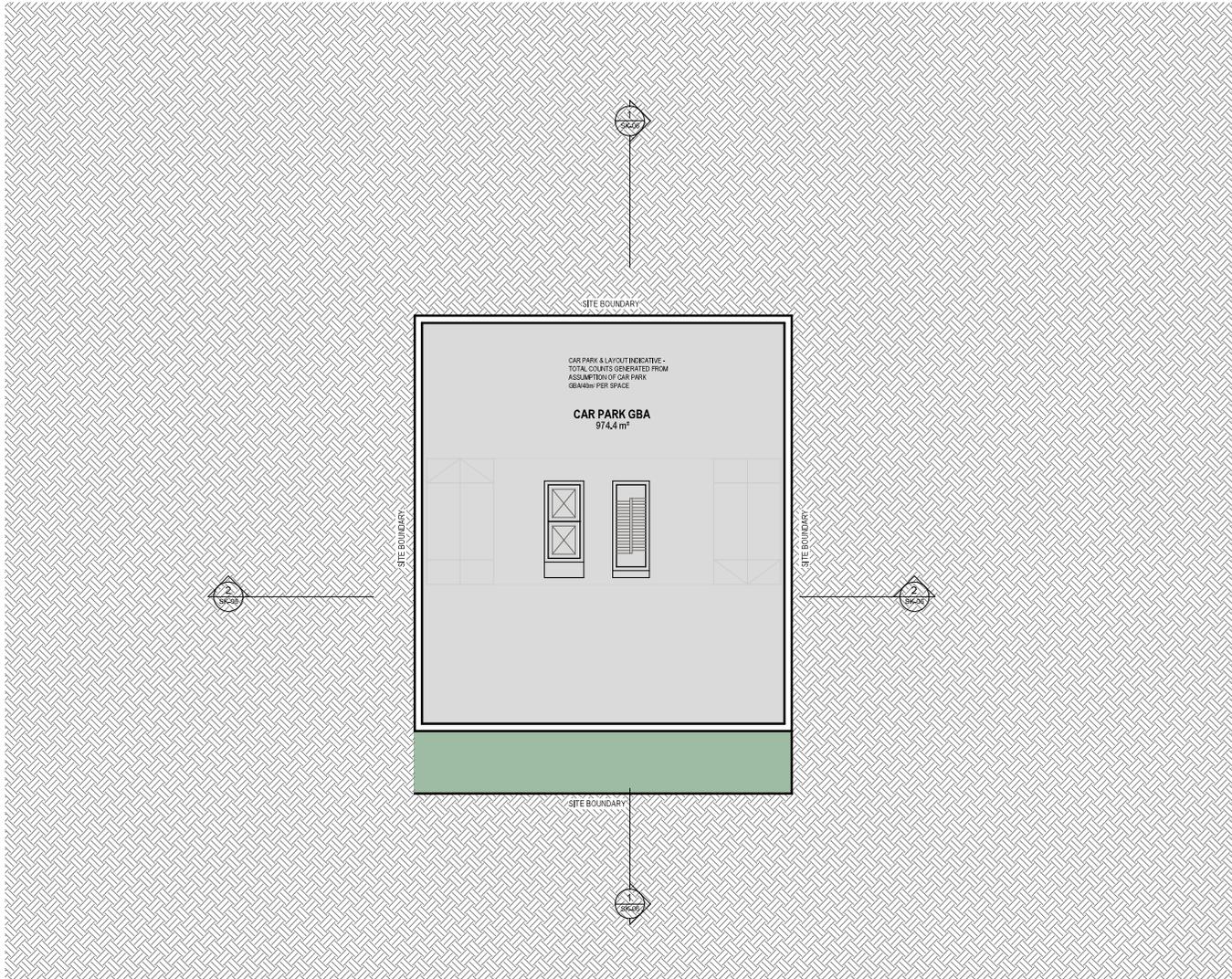


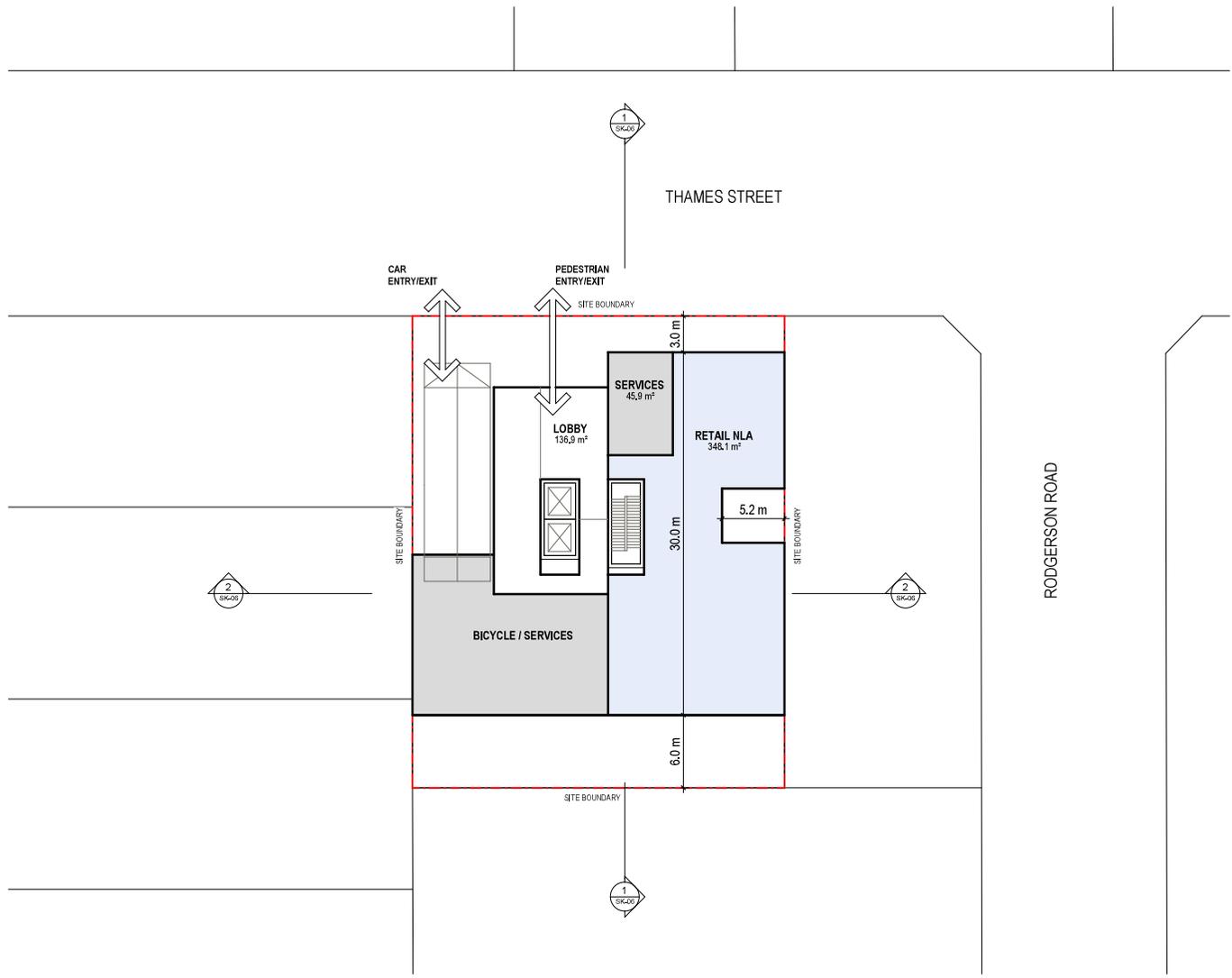
AERIAL FROM SOUTH EAST

|  |   |  |  |                    |                 |                               |   |   |   |  |   |                 |               |            |             |                    |                   |                |  |  |  |                     |  |  |  |  |              |  |  |  |  |  |                      |               |   |                   |                 |
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| <b>Project Title</b><br>S.R.L.<br>SCHEME 3 - BOX HILL - COMPLIANT SCHEME |   | <table border="0" style="width: 100%;"> <tr> <td><b>Melbourne</b></td> <td><b>Sydney</b></td> <td><b>Brisbane</b></td> <td><b>Canberra</b></td> </tr> <tr> <td>Level 1<br/>250 Finner Lane<br/>Melbourne VIC 3000<br/>T +61 3 9939 3844</td> <td>Ground Floor<br/>1147 Bankers Street<br/>Sydney NSW 2018<br/>T +61 2 9669 9229</td> <td>Level 1<br/>205 Queen Street<br/>Brisbane QLD 4000<br/>T +61 7 3221 9821</td> <td>Level 1<br/>2211 Anson Street<br/>Canberra ACT 2601<br/>T +61 2 9466 8229</td> </tr> </table> | <b>Melbourne</b>   | <b>Sydney</b>      | <b>Brisbane</b> | <b>Canberra</b>               | Level 1<br>250 Finner Lane<br>Melbourne VIC 3000<br>T +61 3 9939 3844 | Ground Floor<br>1147 Bankers Street<br>Sydney NSW 2018<br>T +61 2 9669 9229 | Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3221 9821 | Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9466 8229 | <table border="0" style="width: 100%;"> <tr> <td><b>Drawn By</b></td> <td><b>Author</b></td> <td><b>Rev</b></td> <td><b>Date</b></td> <td><b>Description</b></td> </tr> <tr> <td><b>Checked By</b></td> <td><b>Checked</b></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Date Printed</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Scale</b></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | <b>Drawn By</b> | <b>Author</b> | <b>Rev</b> | <b>Date</b> | <b>Description</b> | <b>Checked By</b> | <b>Checked</b> |  |  |  | <b>Date Printed</b> |  |  |  |  | <b>Scale</b> |  |  |  |  | <table border="0" style="width: 100%;"> <tr> <td><b>Drawing Title</b></td> <td><b>Status</b></td> </tr> </table> | <b>Drawing Title</b> | <b>Status</b> | <table border="0" style="width: 100%;"> <tr> <td><b>Project No</b></td> <td><b>Revision</b></td> </tr> </table> | <b>Project No</b> | <b>Revision</b> |
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Project Title  
S.R.L.  
SCHEME 3 - BOX HILL - UPLIFT SCHEME



|   |   |   |  |
|---|---|---|--|
| <b>Melbourne</b>  | <b>Sydney</b>   | <b>Brisbane</b>   | <b>Canberra</b>  |
| Level 1<br>250 Pitt Street<br>Melbourne VIC 3000<br>T +61 3 9599 3844 | Ground Floor<br>1147 Bankers Quay<br>Sydney NSW 1515<br>T +61 2 9669 9329 | Level 1<br>205 Queen Street<br>Brisbane QLD 4000<br>T +61 7 3221 9821 | Level 1<br>2211 Anson Street<br>Canberra ACT 2601<br>T +61 2 9466 8329 |

ALSA: 8400291631 | Queensland Architecture ACT: David Trotter 3723,  
NSW: David Trotter 8229, QLD: Chris Brown 4041, WA: Michael Smith,  
TAS: Michael 7337, VIC: Hayball 20079

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Drawing Title  
GROUND PLAN

Status

|               |          |
|---------------|----------|
| Project No    | Revision |
| <b>2751.2</b> |          |
| Drawing No    |          |
| <b>SK-02</b>  |          |

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